

# \$275,000 - 4616 46 Street, Camrose

MLS® #A2267344

## \$275,000

3 Bedroom, 1.00 Bathroom, 935 sqft  
Residential on 0.21 Acres

Augustana, Camrose, Alberta

Welcome to Camrose's sought-after Augustana neighborhood, just steps from the University of Alberta Augustana Campus, downtown shopping, and Jubilee Park with its miles of scenic walking and biking trails. This 3-bedroom, 1-bath home is full of potential, perfect for investors or anyone looking to add value in a prime location!

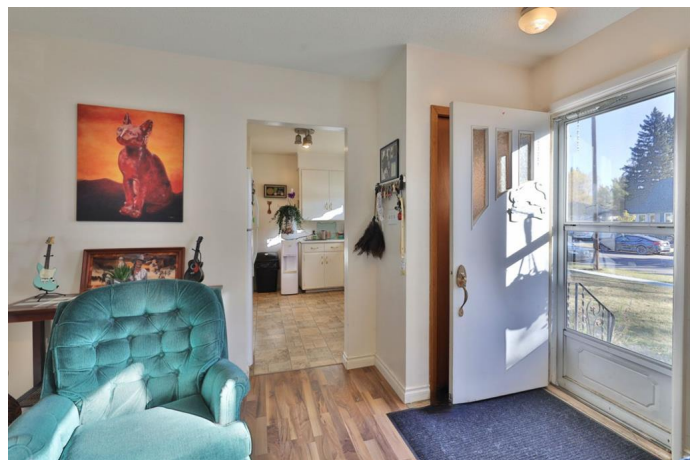
The main floor features a bright living room addition with large windows that flood the space with natural light, and patio doors leading to a cozy backyard deck. You'll also find a spacious dining area, a functional kitchen, two comfortable bedrooms, and a 4-piece main bathroom.

Downstairs offers a third bedroom, storage room, laundry area, and workshop space—ideal for hobbies or future development. Sitting on a massive 62' x 150' lot, this property offers endless opportunities for expansion, gardening, or potential redevelopment.

The unique garage design provides a workshop in the front and vehicle parking in the back, giving you extra flexibility. This is a friendly, tight-knit neighborhood where people know their neighbors and look out for one another, a true Camrose gem!

Don't miss your chance to invest in this fantastic location, properties like this don't come up often!

Built in 1950



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267344    |
| Price          | \$275,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 935         |
| Acres          | 0.21        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4616 46 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1G4        |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | Storage     |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | Partial     |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 3                  |
| Zoning         | R1                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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