

# \$299,000 - 4607 47 Street, Camrose

MLS® #A2209204

**\$299,000**

4 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.26 Acres

Augustana, Camrose, Alberta

This beautifully modernized bungalow is tucked into one of Camrose's most sought-after neighborhoods, just a short stroll from Augustana Campus. Offering 4 bedrooms and 2 bathrooms, this home sits on a massive 75' x 150' lot giving you plenty of room to live, play, and expand if desired.

The backyard is a standout feature: fully fenced in 2019, with two sheds, and a double garage already in place, plus additional space for an RV, boat, or even the option to build another garage. The generous deck with new gazebo attached and lush yard create an outdoor setting that feels like your own private getaway.

Inside, you'll appreciate how the layout blends function with comfort. Large windows fill the living and dining areas with natural light, and the entire home features upgraded vinyl windows. The kitchen is tastefully updated with sleek finishes and ample cabinetry, and there's extra storage tucked into the hall and rear entry.

Two bedrooms and a full bath are located on the main floor, while the lower level includes two more bedrooms, an updated 3-piece bath, laundry area, and an oversized family room perfect for movie nights or entertaining guests.

All the big updates are taken care of from a new air conditioning unit, two new exterior



doors (2024), shingles (2018), electrical panel (2017), to the newer hot water tank 2021 and high efficient furnace (2010) plus garage door (2021). Thereâ€™s nothing left on the to-do list, just move in and start making memories.

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209204    |
| Price          | \$299,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 862         |
| Acres          | 0.26        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4607 47 Street |
| Subdivision | Augustana      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 1J3        |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Off Street, Boat, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, See Remarks, RV Access/Parking |
| # of Garages   | 2  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, See Remarks, Separate Entrance, Storage, Sump |
|-------------------|--|

|              |   |
|--------------|---|
|              | Pump(s), Vinyl Windows  |
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Fire Pit, Other   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, Gazebo, Private, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 22              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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