

4712 47 Street
Camrose, Alberta

MLS # A2154365



\$420,000

Division:	Augustana		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,890 sq.ft.	Age:	1958 (66 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Storage		

Inclusions: fridge(2), stove(2), dishwasher, microwave, washer/dryer(2), garage opener & remotes, blinds

This exceptional six-bedroom home in the highly sought-after College area offers a versatile layout perfect for large families with a separate unit to host a university student/mother in-law. The main floor features three bedrooms and a full bathroom, complemented by an upgraded kitchen brilliantly laid out with laundry close by. The eating area is spacious and open concept to the bright living room. The upper level is dedicated to an expansive primary bedroom with a lovely private sitting room/den, a 3pc ensuite and a rare find upper deck, ideal for relaxing/hosting quaint gatherings. The lower level includes a one-bedroom guest unit with its own entrance, a full kitchen, living room, bathroom, and laundry room. Additionally, the lower level boasts one more bedroom, a recreation room, & bonus room that would make an ideal theatre room and a 2-piece washroom, all with a separate stairway leading to the main floor. Enjoy playtime with the family in the fenced yard, with a 24x26 garage. This unique home offers both comfort and flexibility, making it an excellent choice for those needing distinct living spaces for extended family members or guests. The location couldn't be better, just steps from downtown Camrose, the U of A Augustana campus, and Jubilee park with access to disc golf, picnic areas, playground, and miles of trails for walks/biking.