

**4714 48 Street  
Camrose, Alberta**

**MLS # A2233646**



**\$595,000**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,743 sq.ft.	<b>Age:</b>	1925 (100 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	SRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, French Door, No Smoking Home		

**Inclusions:** All furnishings and appliances in home, except one cabinet in dining room

CALLING ALL INVESTORS! Don't miss this exceptional turn-key opportunity—a unique and spacious 6-bedroom character home just blocks from the college and centrally located near schools, parks, shopping, and downtown amenities. With over 2,700 sq ft of living space, this home is currently operated as an individual room rental, catering to students and workers. The main floor features a welcoming living area with large windows, a cozy fireplace for cold winter nights, a large dining space, and a bedroom with an attached sun-filled solarium. Upstairs, you'll find four bedrooms, including a primary suite with a large walk-in closet and direct access to a rooftop patio—perfect for a relaxing evening. The fully developed basement offers even more flexibility with a games room (potential 7th bedroom) which features a built-in bar, as well as a studio. To finish off the basement there is also another bedroom, with a 3-piece ensuite, walk-in closet, and its own kitchen and living area! An incredible feature you'd never guess was once a garage. All furnishings are included, making this a truly turn-key investment. Whether you're a first-time buyer looking to live or an investor seeking a low-maintenance rental property, this is the opportunity you've been waiting for!