

**4826 47 Street
Camrose, Alberta****MLS # A2282693****\$205,000**

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,083 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Laminate**Roof:** Asphalt Shingle**Basement:** Partial**Exterior:** Concrete, Wood Frame**Foundation:** Combination**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R4**Utilities:** -**Inclusions:** N/A

Prime Downtown Opportunity with R4 Zoning on this (50 X 140) LOT Welcome to this charming 1 & 3/4 Story historical home located in the heart of the downtown core, just steps from shopping, schools, and Augustana University College. Offering 3 bedrooms and 1 & 1/2 bathrooms, this character home presents an excellent opportunity for buyers looking to add value. While the property does require some TLC, Some key upgrades are already in place, including a newer furnace, hot water on demand, some Vinyl windows and 100-amp electrical service. Plus A single-car garage adds convenience and additional storage. Being Zoned R4, this versatile property allows for multiple potential uses—whether you choose to renovate and restore, hold as a rental investment, or redevelop to take full advantage of the zoning. With its central location and flexible land-use designation, this is a rare opportunity with strong long-term potential. Ideal for investors, builders, or handyman buyers—bring your vision and unlock the possibilities.