

# \$579,000 - 4712 49 Street, Camrose

MLS® #A2249407

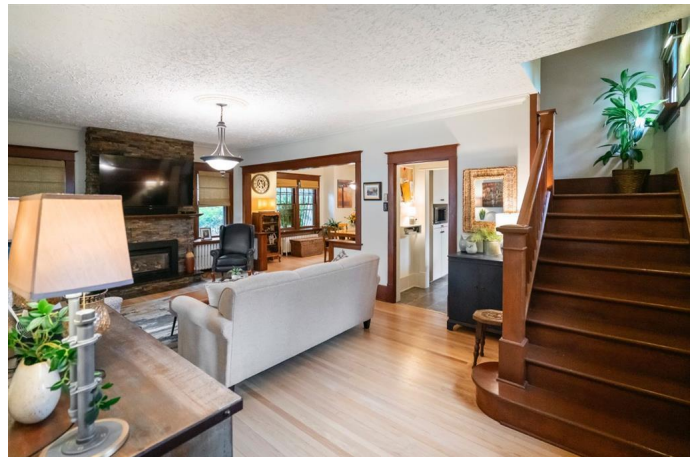
**\$579,000**

4 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.14 Acres

Augustana, Camrose, Alberta

Opportunity to be on one of the most sought after streets in Camrose! This Craftsman heritage House built in 1929 has been so meticulously taken care of and it shows on the inside and out. As you enter you'll notice original hardwood floors, original millwork, and crown molding. The large dining and living areas have been updated with gas fireplace and stonework but done in a way to keep all the natural heritage. The Sunroom facing east gets the best morning light and a great cozy space to drink a coffee and read a book with a built in book shelf. The kitchen features gas range, stainless appliances, and quartz countertops with original brick feature. Back entry has 2 piece washroom, 2 closets, and additional cupboard and counter storage for everyday convenience. Up the beautiful staircase there is 3 bedrooms- one recently converted to laundry with stacking washer/dryer. Primary bedroom is a great size with his/her walk in closets. Upstairs you will also find a 4 piece bathroom. The lower level features a fully furnished extra living space with separate entrance and separate laundry. It features 2 bedrooms with newly renovated kitchen and 3 piece bathroom. The backyard is as inviting as the interior with stamped concrete, private firepit, covered patio with 2 gas hookups and detached double garage with alley access. New rod iron gates keep the deer away from the incredible gardens and landscaping that show years and years of love. This home is walking distance to



University, downtown shopping, grocery stores, and Jubilee Park.

Built in 1929

### Essential Information

MLS® #	A2249407
Price	\$579,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4712 49 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1M7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Garage Control(s), Garburator, Refrigerator, See Remarks,

	Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	SRD

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.