

\$349,900 - 4620 46 Street, Camrose

MLS® #A2268425

\$349,900

5 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.22 Acres

Augustana, Camrose, Alberta

Life can't be beat at 4620 46 Street—a charming and versatile bungalow in the highly sought-after Augustana neighborhood! This home has seen extensive upgrades throughout, including a 2024 electrical subpanel, 2023 central air ducting, 2022 hot water tank, and a 2021 main sewer line replacement. Nearly all windows have been updated to TRIPLE-pane, and there's fresh paint throughout the entire home! Upstairs features three bright bedrooms, a four-piece bathroom, and a cozy eat-in kitchen—all complemented by original hardwood floors. The newly finished basement offers a private suite complete with two bedrooms, a luxurious bathroom, kitchen, and living area. The rental potential for this home is no joke.

Outside, the GIANT corner lot is a true retreat, with lush raised garden beds, fruit trees, a back deck, and tall privacy fencing on both sides. The property also includes both an attached heated single garage AND a detached single garage, offering ample space for vehicles, hobbies, or storage. With its classic charm, thoughtful updates, income potential, and unbeatable location, this home is a rare find—ready for its next chapter.

Built in 1951

Essential Information

MLS® #

A2268425



Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4620 46 Street
Subdivision	Augustana
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 1G4

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Single Garage Attached, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Central Agencies Realty Inc.
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