

# \$272,000 - 5237 46 Street, Camrose

MLS® #A2241323

**\$272,000**

4 Bedroom, 2.00 Bathroom, 1,068 sqft  
Residential on 0.14 Acres

Rosebud, Camrose, Alberta

Welcome home to this adorable bungalow with just over 1000 Square feet of living area! It's got great curb appeal and is in a quiet location.

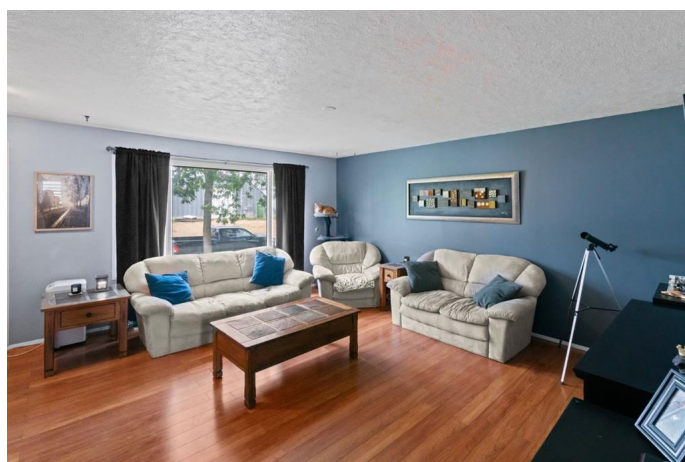
The main floor has 3 bedrooms with updated full bathroom perfect for a first time home buyer, small family, or investment property. The kitchen has a ton of cupboards including pantry and additional main floor storage. Downstairs has full wet bar, recreation space, and office that could be turned into a bedroom.

Separate cold room, laundry and additional 3 piece bathroom completes the lower level. The freshly painted back deck is the perfect spot to start the day, especially as you have no back neighbours and a small playground just out the back door. The detached large double garage on a massive lot makes this house check all the boxes.

Built in 1960

## Essential Information

MLS® #	A2241323
Price	\$272,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.14
Year Built	1960
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5237 46 Street
Subdivision	Rosebud
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V1H4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	18
Zoning	R2

## Listing Details

Listing Office      CIR Realty

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