

# \$349,900 - 4612 51a Street, Camrose

MLS® #A2248673

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Residential on 0.14 Acres

Rosedale, Camrose, Alberta

Nestled in an amazing location overlooking Camrose Jubilee Park, this unique 3-level split offers the perfect blend of character and convenience. Just steps from walking trails, the valley, the University of Alberta â€“ Augustana Campus, and the hospital, this home is ideal for those who appreciate both nature and accessibility. Showcasing original wood vaulted ceilings that add warmth and charm, the layout features 2 bedrooms, 2 bathrooms, a cozy living room, a functional kitchen and dining area. Enjoy beautiful views of the park from your home, and take advantage of the double detached garage for ample storage and parking. A truly special find in a sought-after neighbourhood. Mature trees and a large front deck complete this home. Great Opportunity!

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248673    |
| Price          | \$349,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,259       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |



|          |                                       |
|----------|---------------------------------------|
| Sub-Type | Detached                              |
| Style    | Acreage with Residence, 3 Level Split |
| Status   | Active                                |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4612 51a Street |
| Subdivision | Rosedale        |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V 1T3         |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Wood Burning                                     |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Front Yard, Many Trees, See Remarks, Treed, Views |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 80                |
| Zoning         | R1                |

### Listing Details

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