

# \$359,900 - 4612 51a Street, Camrose

MLS® #A2248673

**\$359,900**

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's 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	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,259
Acres	0.14
Year Built	1957
Type	Residential



Sub-Type	Detached
Style	3 Level Split, Acreage with Residence
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	3
Zoning	R1

### **Listing Details**

Listing Office

CIR Realty

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