

# \$189,500 - 104, 4915 45 Street, Camrose

MLS® #A2255700

## \$189,500

2 Bedroom, 2.00 Bathroom, 467 sqft

Residential on 0.00 Acres

Fairview, Camrose, Alberta

This charming two-bedroom, two-bathroom bi-level is the perfect opportunity for first-time buyers, university students, or anyone seeking convenience and comfort. The main floor boasts a bright, open-concept design featuring a spacious kitchen with a center island, built-in dishwasher, and rich maple cabinets.

Downstairs, youâ€™ll find two generously sized bedrooms, including the primary suite with a walk-in closet, plus a full four-piece bathroom, laundry, and utility room with plenty of extra storage. Recent updates include a refreshed main bath and appliances that are just three years old, adding to the homeâ€™s move-in readiness. Outside, enjoy a powered rear parking stall and well-kept common grounds, all within walking distance to schools, shopping, walking trails, and community amenities. A fantastic blend of affordability, low-maintenance living, and an unbeatable locationâ€”this one is ready for you!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255700  |
| Price          | \$189,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 467       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2008          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104, 4915 45 Street |
| Subdivision | Fairview            |
| City        | Camrose             |
| County      | Camrose             |
| Province    | Alberta             |
| Postal Code | T4V 1E3             |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

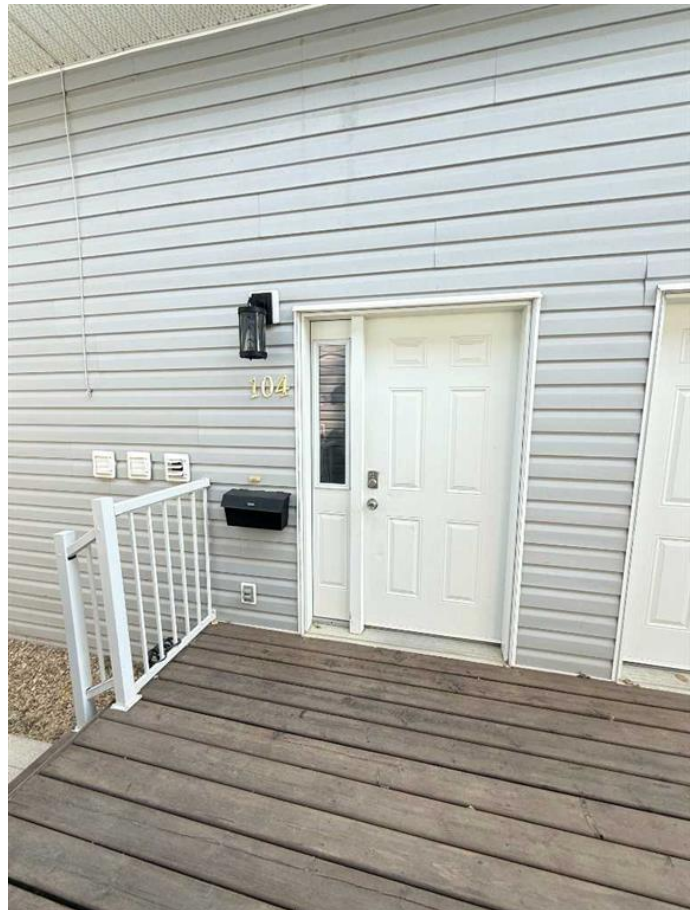
|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Cou  |
| Appliances        | Dishwasher, Electric Stove, F |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Finished, Full                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Lot Description   | Back Lane, Interior Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 5                    |
| Zoning         | 35                   |



**Listing Details**

Listing Office                RE/MAX Real Estate (Edmonton) Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.