



GRASSROOTS
REALTY GROUP

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106 Allison Street
Acme, Alberta

MLS # A2265945



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	964 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Corner Lot, Subdivided		

Heating: Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Block

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: n/a

EXCELLENT OPPORTUNITY to own a BEAUTIFUL CHARACTER HOME on a HUGE CORNER LOT (75 x 150) in Acme! Enjoy SMALL-TOWN VIBES while still being conveniently close to the city. This FRESHLY PAINTED home is filled with NATURAL LIGHT from the abundance of windows. The main floor offers a BRIGHT and SPACIOUS kitchen with an eating area, a LARGE living room, two bedrooms, and a full bathroom. Upstairs, you'll find the PRIMARY SUITE complete with its own ENSUITE. Recent updates include a NEW furnace and HOT WATER ON DEMAND (2025), plus a NEWER ROOF for added peace of mind. Sitting on three subdivided lots (on paper), this property offers incredible potential. Zoned residential, it provides the flexibility to build or place a modular home on Lot 3 while still maintaining easy access to the existing sheds and garage. With ample space from eave to eave, a fantastic opportunity for anyone with a vision to expand. The MASSIVE BACKYARD is perfect for relaxing or entertaining, and the OVERSIZED DOUBLE DETACHED GARAGE with extra parking makes this property ideal for a mechanic, woodworker, or anyone needing space for projects and toys. All within walking distance—you'll find shops, a bank, the local pub, parks, trails, a golf course, and the library. Discover the perfect blend of charm, space, and opportunity in this welcoming community!