

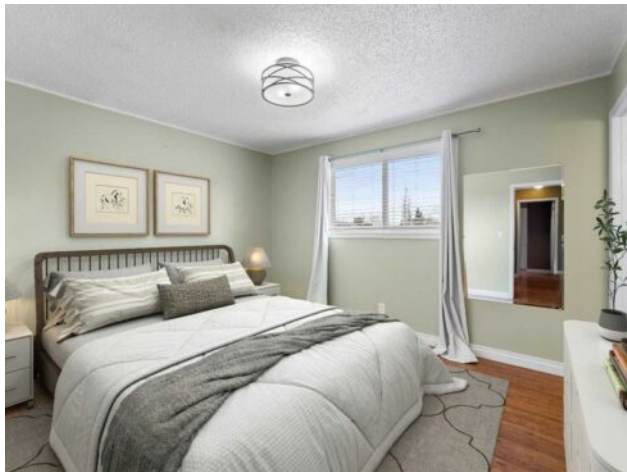


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**813 Prospect Avenue
Acme, Alberta**

MLS # A2211034



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Beautiful 2+1 bedroom/2.5 bath Bungalow just price adjusted in growing community of Acme! Bright cheery main floor layout features 2 bedrooms, 2 baths, Eat in kitchen walkout to back yard with fully fenced deck for entertaining, 8 x 10 storage shed, vegetable gardens, bonus alley access. Sundrenched livingroom. Plenty of storage. Separate entrance to lower level. Stairs with custom aluminum risers lead you to open concept lower with kitchenette, pot lights on dimmers. New carpet installed. Lower bedroom, 4 pc renovated bath, laundry and utility room. Lots of space for lower pantry. Just over 1900sq ft finished living space. Great family home for first time buyers, families or downsizing. Both on street parking at front or laneway parking behind afford plenty parking space. Acme has huge new school + library under construction, Curling rink, racquetball, outdoor ice rink, outdoor pool, parks, trails, golf for recreational options! 2 daycares for growing families! Pharmasave, Blue Ginger Family Restaurant, Fast Gas, Snips Hair Salon, Napa Auto Parts and so much more! Conveniently located 30 minutes from Airdrie and 40 minutes to Calgary. Enjoy smaller town country living! Book your private viewing today! Existing RPR with compliance certificate available. OPEN HOUSE all welcome on Saturday May 24th 11-12:30pm. Refreshments will be served. See you there!