



**GRASSROOTS**  
REALTY GROUP

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**813 Prospect Avenue  
Acme, Alberta**

**MLS # A2211034**



**\$380,000**

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

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

**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 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, alley access. Sundrenched livingroom. Plenty of storage. Separate entrance to lower level. Stairs with 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 SAT APR 19th 11:00-1:00pm Hop on by for some goodies and refreshments!