

# \$368,800 - 813 Prospect Avenue, Acme

MLS® #A2211034

**\$368,800**

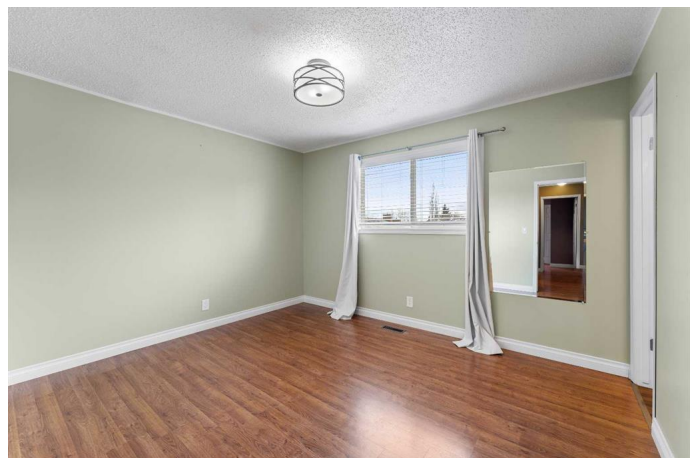
3 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.13 Acres

NONE, Acme, Alberta

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!

Built in 1979



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211034    |
| Price          | \$368,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,060       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 813 Prospect Avenue |
| Subdivision | NONE                |
| City        | Acme                |
| County      | Kneehill County     |
| Province    | Alberta             |
| Postal Code | T0M0A0              |

## Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 3                        |
| Parking        | Alley Access, Off Street |
| Has Pool       | Yes                      |

## Interior

|                   |   |
|-------------------|---|
| Interior 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) |
| Appliances        | Dishwasher, Electric Stove, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 70               |
| Zoning         | Residential      |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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.