



**GRASSROOTS**  
REALTY GROUP

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223 Allison Street  
Acme, Alberta

MLS # A2317065



**\$399,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,036 sq.ft.           | Age:   | 1960 (66 yrs old) |
| Beds:     | 5                      | Baths: | 2                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.18 Acre              |        |                   |
| Lot Feat: | Back Lane, City Lot    |        |                   |

|             |                                                                            |            |             |
|-------------|----------------------------------------------------------------------------|------------|-------------|
| Heating:    | Forced Air, Natural Gas                                                    | Water:     | -           |
| Floors:     | Vinyl Plank                                                                | Sewer:     | -           |
| Roof:       | Asphalt Shingle                                                            | Condo Fee: | -           |
| Basement:   | Full                                                                       | LLD:       | -           |
| Exterior:   | Aluminum Siding                                                            | Zoning:    | Residential |
| Foundation: | Poured Concrete                                                            | Utilities: | -           |
| Features:   | No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows |            |             |

**Inclusions:** Smoke detector, carbon monoxide detector

5 Bedroom/2 bath turn key family home. This bungalow has undergone total main floor renovation! 4pc beautiful bath on main and renovated 3pc in lower level. Newer flooring in one of the lower bedrooms as well. Brand new furnace! So many upgrades featured throughout. Spacious garage & workshop area with a bonus attached shed for implements and bikes! Alley access to large back yard featuring perennials and nice crop of rhubarb! Eat in kitchen with gorgeous countertops leads to a spacious living room oversized front window affording lots of natural light. Large front yard and next to community outdoor pool, picnic and play park, community hall, curling rink, outdoor skating rink and baseball diamonds make this a delightful family home to create new memories in! Brand new school is around the corner along with the municipal library! Definately worth a look to see if your next chapter starts here! July 15, 2015 real property report available.