



**GRASSROOTS**  
REALTY GROUP

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205 Main Street  
Acme, Alberta

MLS # A2349608



**\$348,000**

|           |                   |        |                    |
|-----------|-------------------|--------|--------------------|
| Division: | NONE              |        |                    |
| Type:     | Residential/House |        |                    |
| Style:    | Bungalow          |        |                    |
| Size:     | 1,200 sq.ft.      | Age:   | 1920 (106 yrs old) |
| Beds:     | 4                 | Baths: | 1                  |
| Garage:   | Carport           |        |                    |
| Lot Size: | 0.16 Acre         |        |                    |
| Lot Feat: | Brush, City Lot   |        |                    |

|             |                                                                                                      |            |             |
|-------------|------------------------------------------------------------------------------------------------------|------------|-------------|
| Heating:    | Forced Air, Natural Gas                                                                              | Water:     | -           |
| Floors:     | Ceramic Tile, Hardwood                                                                               | Sewer:     | -           |
| Roof:       | Asphalt Shingle                                                                                      | Condo Fee: | -           |
| Basement:   | Full                                                                                                 | LLD:       | -           |
| Exterior:   | Concrete, Vinyl Siding                                                                               | Zoning:    | Residential |
| Foundation: | Poured Concrete                                                                                      | Utilities: | -           |
| Features:   | Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Natural Woodwork, Storage, Tile Counters |            |             |

**Inclusions:** Wallmount TV and bracket in primary, Wallmount TV and bracket in blue bedroom

This very private 4 bedroom, 1 bath home sits on double lot offering fenced yard with many dimensions to it. Enjoy front patio for morning coffee. There is fenced front yard area with gate that leads into multi use side yard. Through Arbour is a large market garden! Side gate leads to gated carport that is included. Inside the welcoming foyer leads into the livingroom. Oversized windows and hardwood floors. Enjoy home office space and a bright dining room ready to welcome family and friends! Kitchen features tile backsplash, high faucet, tile counters & matching appliances. 3 good sized bedrooms on main and a 4th in lower with custom beamed ceiling and french doors. Bonus room ideal for games/theatre room. Plenty storage and dedicated storage room could be great crafts area! Vintage custom wood trim and a warmth that says "come on home". Book your personal viewing today! All welcome to Open House Oct 17th 2-4pm with refreshments and more!