

# \$445,000 - 618 Prospect Avenue, Acme

MLS® #A2186589

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.17 Acres

NONE, Acme, Alberta

20K PRICE IMPROVEMENT !! This beautifully designed, fully finished bi-level home is situated on a spacious 50'™x150'™ lot in the peaceful yet growing Village of Acme.

Thoughtfully crafted with quality, functionality, and affordability in mind, this 4-bedroom, 2-bathroom home is perfect for modern family living.

The bright and open main floor offers a seamless flow between the kitchen, dining, and living areas—ideal for spending quality time together. The kitchen features a large island, sleek stainless steel appliances (fridge, stove, dishwasher, and microwave with built-in range hood), and plenty of workspace for family meals. Three generously sized bedrooms and a stylish 4-piece bathroom complete this level.

Downstairs, the walkout lower level is filled with natural light and includes a versatile flex space for a home office, playroom, or hobby area, as well as a fourth bedroom, a second modern 4-piece bathroom, and a cozy rec room where the whole family can gather. Step outside to your expansive backyard, which backs onto the school's walking track—offering the ultimate convenience for families with school-aged children. Enjoy the added bonus of a large 24x24 gravel parking pad, a 10x10 garden shed, a partially (mostly) fenced yard, new stainless steel kitchen appliances and front yard sod completion—all rare perks in a new build! Acme is a growing, family-friendly community with a new



school under construction and plenty of recreational amenities, including a golf course, outdoor pool, ball diamonds, soccer fields, playgrounds, curling club, and campground. For those commuting to Airdrie or Calgary, enjoy a stress-free drive on quiet, paved country roadsâ€”perfect for buyers who value affordability and a slower pace of life. Donâ€™t miss your chance to own this affordable, move-in ready home in a vibrant yet peaceful community. Book your viewing today and start your new chapter in Acme!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186589    |
| Price          | \$445,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,058       |
| Acres          | 0.17        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 618 Prospect Avenue |
| Subdivision | NONE                |
| City        | Acme                |
| County      | Kneehill County     |
| Province    | Alberta             |
| Postal Code | T0M0A0              |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Range, Microwave Hood Fan      |
| Heating           | Forced Air, Natural Gas, High Efficiency                                     |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Exterior Entry, Finished, Walk-Out                                     |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, No Neighbours Behind, Private, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)                                                      |
| Foundation        | ICF Block                                                                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2025 |
| Days on Market | 112                |
| Zoning         | R1                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Quest Realty |
|----------------|--------------|

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