

124 Singer Drive  
Anzac, Alberta

MLS # A2234705

**\$569,000**



|                    |                          |                   |           |
|--------------------|--------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate, Linoleum       | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | 9-86-7-W4 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | HR        |
| <b>Foundation:</b> | Piling(s)                | <b>Utilities:</b> | -         |
| <b>Features:</b>   | See Remarks              |                   |           |

**Inclusions:** 3x Fridge, 3x Stove, 3x Washer, 3x Dryer

10 bedrooms in Anzac Alberta! 1644 sq/ft, 6-bedroom home, situated on a generous 1-acre lot in Anzac, just 48 km southeast of Fort McMurray. This well-maintained property offers: Spacious Main Residence: A comfortable 6-bedroom home providing ample space for family living. A substantial 1680 sq/ft heated shop workshop features TWO separate 2-bedroom guest rooms. This expands the property to a grand total of 10 bedrooms and 4 full bathrooms! Exceptional Garaging & Shop Space: In addition to a 2-car detached garage, the impressive 1680 sq/ft shop provides extensive room for vehicles, projects, or toy storage. Key Highlights: Abundant Space: A full acre lot offers privacy and outdoor enjoyment. Versatile Outbuildings: Perfect for trades, hobbies, or additional storage. This property truly delivers on space, flexibility, and potential. Come and view all the features this unique offering has to offer! Don't miss this incredible chance!