

**171 Hopegood Drive
Anzac, Alberta**

MLS # A2259822

\$375,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,414 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, Secluded, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: "As is/where is" See schedule A

Welcome to 171 Hopegood Drive located in the hamlet of Anzac, offering the best of rural residential living with the convenience of being only 36 minutes from downtown Fort McMurray. This 1,414 ft² bungalow features 3 bedrooms, 2.5 bathrooms, and a spacious unfinished basement ready for your personal touch. The main level offers a bright and functional layout with an open concept kitchen, dining, and living area. The living room showcases a beautiful bay window and cozy corner fireplace, while the main floor laundry adds everyday convenience. Just off the side of the home, enjoy a screened-in porch that is perfect for relaxing in a bug-free outdoor space. The 23' x 27' garage provides plenty of room for vehicles and storage, and the backyard is surrounded by mature trees, creating a private and peaceful retreat. Living in Anzac means access to fantastic community amenities including the Anzac Recreation Centre, Anzac Community School (K-5), Bill Woodward School (6-12), and KP Squared Childcare. You will also enjoy the convenience of local favorites like Anzac Grocery, Zee Bar, and Anzac Pizza. If you have been seeking space, privacy, and community, this property delivers it all. Call today to schedule your personal showing.