

171 Hopegood Drive  
Anzac, Alberta

MLS # A2259822



**\$375,000**

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

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

<b>Inclusions:</b>	"As is/where is" See schedule A
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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 ft<sup>2</sup>; 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.