

# \$400,000 - 171 Hopegood Drive, Anzac

MLS® #A2259822

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Single Family on 1.00 Acres

N/A, Anzac, Alberta

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. (id:6289)

Built in 2002

## Essential Information



Listing #	A2259822
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,414
Acres	1.00
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	171 Hopegood Drive
Subdivision	N/A
City	Anzac
Province	Alberta
Postal Code	T0P1J0

### Amenities

Amenities	Schools, Water Nearby
Features	Treed, Level
Parking	Detached Garage, Other, RV
# of Garages	2

### Interior

Appliances	None
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

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