

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

MLS® #A2259822

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 1.00 Acres

NONE, 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.

Built in 2002

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2259822                         |
| Price          | \$400,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,414                            |
| Acres          | 1.00                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 171 Hopegood Drive |
| Subdivision | NONE               |
| City        | Anzac              |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T0P 1J0            |

### **Amenities**

|              |                                                       |
|--------------|-------------------------------------------------------|
| Parking      | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages | 2                                                     |

### **Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Open Floorplan, Laminate Counters |
| Appliances        | None                              |
| Heating           | Forced Air                        |
| Cooling           | None                              |
| Fireplace         | Yes                               |
| # of Fireplaces   | 1                                 |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Yard, Interior Lot, Lawn, Treed, Level, Secluded |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 5                    |
| Zoning         | HR                   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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