

\$399,900 - 177 Singer Drive, Anzac

MLS® #A2128690

\$399,900

4 Bedroom, 2.00 Bathroom, 1,966 sqft
Residential on 1.02 Acres

NONE, Anzac, Alberta

CALLING ALL MECHANICS AND CAR BUFFS! Are you in search of the ultimate property to fulfill your automotive dreams? Look no further! This remarkable listing is tailor-made for mechanics and car buffs alike. Built in 2019, this property boasts a spacious 38 x 40â€™™ workshop that has been meticulously designed to cater to your every need. Featuring impressive 14 ft ceilings, radiant heating, a convenient floor drain, roughed-in exhaust fan, and 220 wiring in three strategic locations, this workshop is a true haven for your automotive projects. With a generous 14 ft overhead door and an additional 12 ft door, you'll have easy access for any size vehicle or equipment. Situated on a lush 1-acre parcel, this property offers ample driveway space, a lawn, a cozy fire pit area, and mature trees that create a beautiful backdrop. It's a serene setting where you can unwind and indulge in your automotive passions. The house itself has undergone an extensive renovation. Updates include new siding and doors (2018), fresh decks (front and back), a new hot water tank, furnace, and AC unit (2018), updated plumbing (2019), a new electrical panel (2020), brand-new shingles (2023), modern eavestroughs (2021), new appliances (2020), renovated bathrooms (2020), and a modernized kitchen (2020). Additionally, there have been numerous cosmetic enhancements, such as fresh paint, modern light fixtures, and trim updates. Inside, you'll find a spacious layout featuring four



bedrooms and two bathrooms, both equipped with relaxing jetted tubs. The primary ensuite also features a walk in tiled shower with body jets. The sunken living room, roomy dining nook, and bright kitchen offer an inviting space to unwind and entertain. Step out onto the back deck directly from the kitchen, perfect for enjoying your morning coffee. A practical laundry room is conveniently located just outside the bedrooms. Underneath the home, you'll discover a partial walk out basement with a garage doorâ€”ideal for storing sports cars, lawn equipment, or additional items during the winter months. The property is partially fenced with a chain-link fence. Nestled in the tranquil hamlet of Anzac, this property offers access to schools, a recreation complex, a pizza pub, and a full-service grocery store. Furthermore, you'll have the stunning Gregoire Lake right at your doorstep, providing endless recreational opportunities such as fishing and boating. The surrounding area offers abundant quading and snowmobiling trails, allowing you to embrace the great outdoors. If you are looking for a quiet, peaceful spot to call home this is it! Available immediately!

Built in 1992

Essential Information

MLS® #	A2128690
Price	\$399,900
Sold Price	\$380,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,966
Acres	1.02
Year Built	1992
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	177 Singer Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dryer, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Lawn, Landscaped, Meadow, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

Additional Information

Date Listed	May 3rd, 2024
Date Sold	July 31st, 2024
Days on Market	89
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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