

\$419,000 - 116 Hilyard Crescent, Anzac

MLS® #A2153343

\$419,000

7 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 1.01 Acres

NONE, Anzac, Alberta

Welcome to 116 Hilyard Crescent located in Anzac approximately 45 km^{€™}s from Fort McMurray. This tree-line property features 1 acre of land in a quiet community with access to all essential amenities including two schools from K-12, grocery store, and a modern sports & recreation center that offers tons of programs for kids. This 2011 bungalow offers almost 3000 sqft of interior space including 7 beds (3+4), 3.5 baths, a fully developed basement equipped with in-floor heating, a kitchenette & air conditioning to keep you cool during those warmer months. The bright & open main floor features a cozy living room with high ceilings and a gas fireplace. There is a functional kitchen with stainless steel appliances, central island with breakfast bar seating, and a dining nook with access to the large rear deck & backyard. The upper level has 3 spacious bedrooms including the primary suite with dual closets and an attached 4pc ensuite with a jetted soaker tub & stand-up shower! The basement offers an additional 4 beds & a shared 4pc bath. There is also a large rec room/kitchenette & second laundry room which could be used as a rental unit or additional family/playroom. This property also offers tons of parking or space to build a large, detached garage pending RMWB approval. This home also has TELUS Fibre Optic and the City Water/Sewer will be hooked up in September. Call or text today to schedule a private tour!



Built in 2011

Essential Information

MLS® #	A2153343
Price	\$419,000
Sold Price	\$414,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	1.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	116 Hilyard Crescent
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

Amenities

Parking	Additional Parking, Driveway, Front Drive, Gravel Driveway, Off Street, Oversized, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Front Yard, Lawn, Garden, Greenbelt, No Neighbours Behind, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 19th, 2024
Days on Market	51
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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