

\$115,000 - 305, 234 Stoney Mountain Road, Anzac

MLS® #A2161939

\$115,000

2 Bedroom, 2.00 Bathroom, 870 sqft

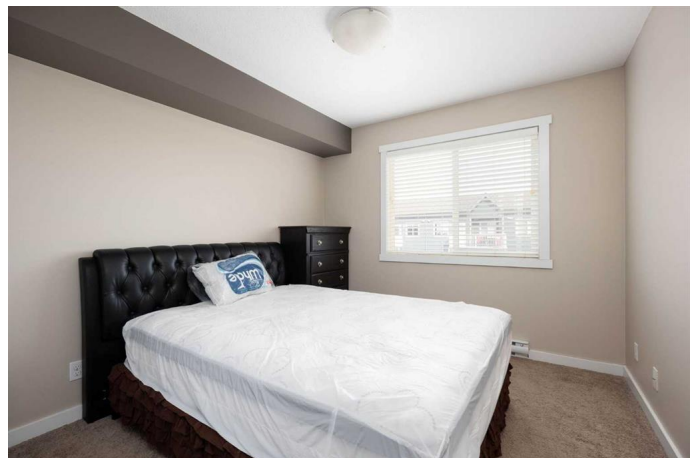
Residential on 0.00 Acres

NONE, Anzac, Alberta

Welcome to the Camden Forest Birch, one of the finest corner unit condos in Anzac! Positioned on the top floor, this exceptional apartment is truly a cut above the rest. If youâ€™re looking for an incredible investment opportunity or a cozy new home near some of the region's major sites like Long Lake (OPTI/Nexen), Surmount (ConocoPhillips), and Gregoire Lake, this could be the perfect spot.

The moment you walk through the door, youâ€™ll feel like youâ€™ve stepped into a boutique hotelâ€”it's that inviting! With a bright and airy open-concept design, two spacious bedrooms, two bathrooms, and an in-suite laundry setup, this unit has it all. Picture yourself relaxing in the living room with a sleek electric fireplace and media center, or stepping out onto your private balcony to enjoy the peaceful surroundings. The kitchen is fully equipped with four stylish silver mist appliances and a breakfast barâ€”ideal for quick meals or entertaining guests.

The master suite features a 4-piece ensuite for added privacy and convenience. Plus, with the bonus of noise reduction technology, including filcrete floors, sound bars in the walls and ceilings, and dual-layer drywall on the first floor, youâ€™re guaranteed a quiet and serene environment. The unit's operating costs range from \$1,400 to \$1,800 per month, utilities included it has always been a profitable



rental and at this time the family is down sizing their investment portfolio.

Location is everything, and this condo has it! Directly across the road, youâ€™ll find the Anzac Recreation Centre, the hub of community activities, fitness, and fun. Plus, youâ€™ll have easy access to essential amenities, whether youâ€™re working nearby or planning to rent out this unit.

An assigned surface parking stall with a switched plug (a lifesaver in the winter!), central vacuum, contemporary window coverings, cable and telephone jacks in every room, and eco-friendly water-saving technology. Details like rounded corners, knockdown ceilings, and pewter fixtures add a touch of elegance throughout.

Your condo fees cover common area maintenance, insurance, and garbage removal, making for a hassle-free living experience. And with two secure stairwell entrances, you can rest easy knowing security is a top priority.

For families, thereâ€™s even an elementary school nearby, making it a convenient choice.

Whether youâ€™re looking for a fantastic place to call home or a smart investment to rent out, this top-floor corner unit in Camden Forest Birch ticks all the boxes!

Built in 2010

Essential Information

MLS® #	A2161939
Price	\$115,000
Sold Price	\$108,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	305, 234 Stoney Mountain Road
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Other
Roof	Asphalt Shingle, Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2024
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Date Sold	October 9th, 2024
Days on Market	38
Zoning	HC
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX FORT MCMURRAY

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