

\$399,900 - 112 Hopegood Bay, Anzac

MLS® #A2185760

\$399,900

4 Bedroom, 3.00 Bathroom, 1,330 sqft
Residential on 0.93 Acres

NONE, Anzac, Alberta

Discover this amazing bi-level Home in Anzac just Minutes from Gregoire Lake! Nestled in a prime location in Anzac, this home offers the perfect blend of space, comfort, and functionality, all within minutes of Gregoire Lake. With 4 bedrooms, 3 full baths, and a thoughtful layout, this property is designed to cater to your lifestyle needs. Step into a spacious living room bathed in natural light, thanks to its large, bright windows. The kitchen boasts updated appliances, a breakfast bar, pantry, and generous counter and cupboard space – perfect for cooking and hosting. The adjoining dining area provides seamless access to the outdoor deck, making entertaining a breeze. The primary bedroom is a private retreat, featuring a walk-in closet and a 4-piece ensuite. A second spacious bedroom, a 4-piece main bathroom, and a laundry area complete the main floor. A unique basement layout provides versatility. One portion offers a large bedroom and convenient access to an additional storage space. The other portion is a 1-bedroom walk-out suite with its own private entrance, separate laundry hook-up, full kitchen, cozy living room, and expansive recreation room. A 3-piece bathroom completes this level. Situated on a lot just under 1 acre, the property is surrounded by lush trees, creating a serene and private retreat. The double attached garage and expansive driveway provide ample parking for vehicles and recreational toys. This remarkable home offers an unbeatable



location, steps from outdoor adventures at Gregoire Lake and the tranquil lifestyle Anzac is known for. Whether you're entertaining, relaxing, or looking for a home with income potential, this property has it all. Call today to book your personal viewing. Don't miss the opportunity to make this exceptional property your own!

Built in 2002

Essential Information

MLS® #	A2185760
Price	\$399,900
Sold Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,330
Acres	0.93
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	112 Hopegood Bay
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway

Interior

Interior Features Pantry, Separate Entrance, V
Appliances Dishwasher, Dryer, Refrigera
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Separate/Exterior Entry, Finis

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Greenbelt, Sloped Down, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Concrete
Foundation Poured Concrete

Additional Information

Date Listed January 15th, 2025
Date Sold February 19th, 2025
Days on Market 35
Zoning HR
HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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