

# \$79,900 - 104 Park Drive, Anzac

MLS® #A2191303

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.10 Acres

NONE, Anzac, Alberta

104 PARK DRIVE! 2.1 ACRE LOT IN ANZAC ZONED HR "HAMLET RESIDENTIAL" THIS 2.1 ACRE SITE HAS A SMALL CREEK THAT RUNS THROUGH IT AND HAS 250 FT FRONTAGE LS-410 FT DEEP AND RS- 330 FT DEEP AND 262FT ACROSS THE BACK OF THE LOT. OFF THE BACK YOU HAVE NO NEIGHBOURS. SEE THE AERIAL PICS ON THE LISTING. WHAT CAN YOU BUILD HERE: Permitted uses to build on this lot per RMWB are; single & Semi Detached Dwelling, Manufactured home, home Occupation; discretionary uses include : Apartment building, Bed & Breakfast, fourplex, triplex, townhouse, Home Business. So you can see lots of Opportunities with this lot!

## Essential Information

MLS® #	A2191303
Price	\$79,900
Sold Price	\$77,500
Bathrooms	0.00
Acres	2.10
Type	Land
Sub-Type	Residential Land
Status	Sold

## Community Information

Address	104 Park Drive
Subdivision	NONE



City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

### Amenities

Waterfront	Creek, See Remarks
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### Exterior

Lot Description	Many Trees, No Neighbours Behind, See Remarks, Creek/River/Stream/Pond, Greenbelt, Near Shopping Center
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### Additional Information

Date Listed	January 31st, 2025
Date Sold	February 11th, 2025
Days on Market	11
Zoning	HR
HOA Fees	0.00

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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