



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

170 Hopegood Drive
Anzac, Alberta

MLS # A2350980

\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,394 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, RV Access/Parking		
Lot Size:	1.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-

Features: Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge x2, electric stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, all window coverings, shed

SPACE, PRIVACY & SMALL-TOWN LIVING ON JUST OVER AN ACRE OF LAND! Welcome to 170 Hopegood Drive, a spacious bungalow offering an incredible opportunity for families looking for room to grow, space to entertain, and the freedom that comes with owning a full acre in Anzac. With 6 bedrooms, 3 bathrooms, a finished basement illegal suite with a separate entrance, and an expansive backyard, this property offers flexibility for a large family, guests, extended family, or those needing additional living space. The main floor offers a bright and comfortable layout with large windows, and a combination of laminate and tile flooring. The open-concept living area provides plenty of room to gather, with a gas fireplace creating a warm and inviting focal point. The kitchen is both functional and spacious, featuring bright white cabinetry and a generous walk-in pantry, and large windows in the dining space overlooking the deck and backyard. Three bedrooms are located on the main level, including a spacious primary retreat complete with a 3-piece ensuite, soaker tub, walk-in closet, and large window for plenty of natural light. A second 3-piece bathroom serves the remaining bedrooms and main living areas. Downstairs, the fully finished (completed in 2025) basement offers impressive versatility with 8-foot ceilings, a large kitchen with ample cabinetry and counter space, a 3-piece bathroom, laundry, and three additional bedrooms. With its own separate entrance, this level provides excellent potential extended family, guests, or additional living space. Outside is where this property truly shines. Step onto the large rear sundeck and take in the expansive, private yard with plenty of room for entertaining, gardening, recreational toys, pets, and all the outdoor activities that come with acreage living. A 10x20 detached shed provides additional storage, while the abundance of

parking offers plenty of space for vehicles, trailers, RVs, and recreational equipment. Recent municipal water and sewer installation adds an important convenience and eliminates the need for water hauling. Located in the community of Anzac, you'll enjoy a peaceful, surrounded-by-nature setting while still having everyday essentials close by, including local schools, a grocery store, restaurants, and easy access to Gregoire Lake. Fort McMurray is approximately 30 minutes away, giving you the best of both worlds—space and privacy without being too far from the city. If you've been looking for a property where you can spread out, enjoy the outdoors, and make the most of a full-acre lot, 170 Hopegood Drive is one you won't want to miss! Reach out today to schedule your personal tour!