

# \$359,900 - 146 Hopegood Drive, Anzac

MLS® #A2238353

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 1.00 Acres

NONE, Anzac, Alberta

Welcome to 146 Hopegood Drive, country living at its best, located in Anzac, Alberta, and close to Gregoire lake sits the beautifully renovates A-frame log cabin that sits on a 1-acre lot.

The extensive renovations are listed at the bottom of this description. But it's all about location, location, location, and the peace and quiet that acreage living brings.

This home features a large open concept main floor living space in the front of the home that has vaulted ceilings and loads of floor-to-ceiling windows to let in all the natural light. The good size eat-in kitchen has ample cupboard and countertop space stainless steel appliances subway tile backsplash and to the back of the home 3 good size bedrooms, main floor laundry, and a 4 pc bathroom. The well-placed staircase leads to the basement with the 9-foot ceiling where you will find 2 more bedrooms a flex room that can be used for an office exercise room or playroom with good size windows and second laundry location large storage room and there is a separate entrance that leads to the back yard. The beautiful wrap-around deck is the perfect place to enjoy your morning coffee or entertain family and friends with a BBQ.

Anzac has all the amenities that city living has with less hustle and bustle, grocery store, pizza, fast food delivery, a gas bar, and liquor



store Schools and Rec center also a brand new fire department.

List of recent renovations New appliances. New flooring upstairs. New vanities and sinks. Replaced lights upstairs. New exterior doors and upstairs (one fiberglass). New kitchen cabinets and countertops. New kitchen faucet. All new interior doors. New kitchen backsplash tiling. New bathroom/ side entrance tiling. New upstairs bedroom windows and one new window in the living room. Sanded and painted exterior. Made positive grading around the house with a gravel top. New sump pump. New suspended ceiling downstairs. New drywall and paint. New deck railing on the outside. Tubs also have new facets.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238353    |
| Price          | \$359,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,041       |
| Acres          | 1.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 146 Hopegood Drive |
| Subdivision | NONE               |
| City        | Anzac              |
| County      | Wood Buffalo       |
| Province    | Alberta            |

Postal Code T0P 1J0

### Amenities

Parking Spaces 7

Parking Driveway, Off Street, Outside, Unpaved

### Interior

Interior Features Separate Entrance, Wood Counters

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Metal

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 9th, 2025

Days on Market 123

Zoning HR

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.