

# \$465,000 - 150 Hopegood Drive, Anzac

MLS® #A2259492

**\$465,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 1.00 Acres

NONE, Anzac, Alberta

Welcome to 150 Hopegood Drive; Discover your private retreat on this 1-acre property in Anzac, nestled among mature trees that offer both serenity and striking curb appeal. Just minutes from Gregoire Lake's shores, the boat launch, day-use area, and the Anzac Rec Centre, this home offers the perfect balance of relaxation and recreation. Whether it's peaceful walks by the water, a day of fishing, or quading right from your backyard, you'll always find something to enjoy in this serene country setting.

Inside, the open-concept layout features a spacious foyer leading to a bright living room with a cozy corner electric fireplace and custom mantle. The kitchen blends style and functionality, offering abundant cupboard and counter space, a walk-in pantry, and a skylight that fills the room with natural light. The adjoining dining area opens to a two-tiered back deck with a privacy screen on the upper level—perfect for afternoon sun, outdoor dining, or simply relaxing with a view. The home offers two comfortable bedrooms at the front with a full 4-piece bathroom, while the private primary suite boasts a walk-in closet and 4-piece ensuite. All bedrooms include ceiling fans and blackout blinds for comfort. A separate laundry and storage room adds convenience to the thoughtful layout.

Outside, the backyard is a sunny retreat backing onto peaceful green space. Municipal



water and sewer hookups provide peace of mind. An extra-long driveway allows ample parking for vehicles, RVs, and toys, while the oversized 29' x 26' heated garage is a dream space with soaring ceilings, plenty of power outlets, and room for a full workshop.

Here, you'll enjoy the quiet, space, and peace that define Anzac's country lifestyle"paired with all the comforts of home. Schedule your tour today!

Built in 2008

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2259492                             |
| Price          | \$465,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,349                                |
| Acres          | 1.00                                 |
| Year Built     | 2008                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 150 Hopegood Drive |
| Subdivision | NONE               |
| City        | Anzac              |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T0P1J0             |

**Amenities**

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                   |
| Parking        | Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Gravel Driveway, Heated Garage, Oversized, RV |

|              |                                             |
|--------------|---------------------------------------------|
|              | Access/Parking, Plug-In, Workshop in Garage |
| # of Garages | 2                                           |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Propane, Electric                                                          |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Electric                                                                               |
| Basement          | None                                                                                   |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                    |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Level, Many Trees, No Neighbours Behind, Private, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Vinyl Siding                                                                                                                    |
| Foundation        | Piling(s)                                                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 48                   |
| Zoning         | HR                   |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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