

# \$379,900 - 120 Hopegood Bay, Anzac

MLS® #A2198377

**\$379,900**

5 Bedroom, 2.00 Bathroom, 2,023 sqft  
Residential on 1.00 Acres

NONE, Anzac, Alberta

If you love the lake life and nature in your backyard, then you're going to love this new listing located in Lone Pine Estates this single-family home is located on 43595 sq foot lot. As you drive into the quiet cul de sac you will notice that the property has great curb appeal, maintenance free exterior and loads of parking. This well-maintained single-family home features 3 bedrooms and the master bedroom has its own ensuite there are two other spacious bedrooms and another 4 pc bathroom and Main floor laundry. The bright open concept kitchen has loads of cupboard and countertop space and a breakfast bar for extra seating the adjacent living has a cozy wood fireplace the perfect place to relax after a long day at work. In the yard there is a C can for extra storage, and another shed for all your gardening tools that you will require to maintain this beautiful lot. The addition on this home has two more bedrooms and a large rec room with a wood burning stove as a heat source. And makes a perfect guest house for additional company. There is a covered deck in between the living areas with a gas BBQ that stays with the home great for grilling out of the elements. There's a large deck off the back of the home the perfect place to entertain family and friends this coming summer season and a beautiful view of Gregoire Lake Summer Sun sets. Anzac has all the amenities of city life but acreage living. There is a local Fire department, schools, local restaurants, state of the art recreation center, convenience store,



boat launch, public beach, Local community centre and Camp Yogie with camping, private beach a great venue for family reunions and or weddings.

Built in 2001

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198377                         |
| Price          | \$379,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,023                            |
| Acres          | 1.00                             |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 120 Hopegood Bay |
| Subdivision | NONE             |
| City        | Anzac            |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T0P 1J0          |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |                   |
|-----------------|-------------------|
| # of Fireplaces | 2                 |
| Fireplaces      | Gas, Wood Burning |
| Basement        | None              |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Fire Pit   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Private, Greenbelt, Lake, No Neighbours Behind |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Piling(s)  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 60              |
| Zoning         | SF              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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