$390,000 - 171 Hopegood Drive, Anzac

MLS® #A2259822

$390,000
3 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 1.00 Acres

NONE, Anzac, Alberta

Welcome to 171 Hopegood Drive located in the hamlet of Anzac, offering the best of rural residential living with the convenience of being only 36 minutes from downtown Fort McMurray. This 1,414 ftÂ² bungalow features 3 bedrooms, 2.5 bathrooms, and a spacious unfinished basement ready for your personal touch.

The main level offers a bright and functional layout with an open concept kitchen, dining, and living area. The living room showcases a beautiful bay window and cozy corner fireplace, while the main floor laundry adds everyday convenience. Just off the side of the home, enjoy a screened-in porch that is perfect for relaxing in a bug-free outdoor space.

The 23â€™ x 27â€™ garage provides plenty of room for vehicles and storage, and the backyard is surrounded by mature trees, creating a private and peaceful retreat.

Living in Anzac means access to fantastic community amenities including the Anzac Recreation Centre, Anzac Community School (K-5), Bill Woodward School (6-12), and KP Squared Childcare. You will also enjoy the convenience of local favorites like Anzac Grocery, Zee Bar, and Anzac Pizza.

If you have been seeking space, privacy, and community, this property delivers it all. Call

today to schedule your personal showing.

Built in 2002

Essential Information

MLS® #	A2259822
Price	$390,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	1.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	171 Hopegood Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

Amenities

Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Lawn, Level, Treed, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	41
Zoning	HR

Listing Details

Listing Office	COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.