

# \$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	Bungalow, Acreage with Residence
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, Greenbelt, No Neighbours Behind, Private, Lake
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	March 4th, 2025
Days on Market	48
Zoning	SF

## 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.