

\$515,999 - 170 Hopegood Drive, Anzac

MLS® #A2268588

\$515,999

6 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 1.03 Acres

NONE, Anzac, Alberta

For more information, please click the "More Information" button.

Welcome to 170 Hopegood Drive. This Bungalow-style house sits in a 1-acre property in the heart of the oil sands in Alberta. The main level of this 6-bedroom, 3-bathroom house has a spacious, open main level with newly painted walls and a mix of tile and laminate flooring throughout. Attached at the back of the house is a large sundeck overlooking an even larger, lush field of grass, perfect for inviting friends and having gatherings. The kitchen comes stocked with stainless steel appliances, a sizable walk-in pantry, wood cabinets, and large windows peering out at the sundeck and backyard. The living room gives an open feel with large windows, a gas fireplace, and lots of room. Moving onto the bedrooms, the master bedroom offers a beautiful 3-piece ensuite, soaker tub, walk-in closet and a large window giving natural light. The other 2 bedrooms on the main floor have their own closets, giving space to comfortably accommodate a double-size bed, dressers, and a nightstand. Nearby is a 3-piece bathroom with a shower and bathtub. Walking down its own separate entrance, the basement illegal suite is finished, has 8 ft ceilings, large kitchen with plenty of cupboards/counter space, 3-piece bathroom, laundry room, and 3 bedrooms. Heading outside, the property features a 10'x20' detached shed, plenty of parking spaces throughout, some perfect for



RV trailers or other toys. The property has plenty of room for flower beds and vegetable gardens, and the large backyard and property give lots of room for your furry family members to enjoy. Anzac has everything for a family; a local elementary and high school, grocery store, pizza place, and access to Gregoire Lake are all about a 5 minute drive from the property. Newly installed is the municipal water and sewer, so no need to worry about water trucks anymore! Anzac is around 4 hours from Edmonton, 35 minutes from Fort McMurray, and surrounded by forest, making it an easy and peaceful place to take out your bicycles, motorbikes, or quads and go around the area.

Built in 2007

Essential Information

MLS® #	A2268588
Price	\$515,999
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,392
Acres	1.03
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	170 Hopegood Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

Amenities

Parking Spaces	10
Parking	Off Street, Parkade, RV Access/Parking

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Instant Hot Water
Heating	Forced Air, Hot Water, Natural Gas, Exhaust Fan, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Courtyard, Fire Pit, Lighting, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	4
Zoning	HR

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.