# \$178,200 - 145 Singer Drive, Anzac

MLS® #A2219763

### \$178,200

1 Bedroom, 1.00 Bathroom, 2,371 sqft Residential on 2.02 Acres

NONE, Anzac, Alberta

145 Singer Drive in Anzac isn't your average listing. It's a framed-in, two-storey home on a huge lot, backing trees, with room for a big garage or shop. You're not just buying a homeâ€"you're jumping into the middle of a story and choosing how it ends. The main house has been framed for over 2,300 sq ft above grade. The layout includes 3 bedrooms, 2.5 bathrooms, a wide-open main floor, and tons of windows that let in natural light. The ceilings are high, the rooms are big, and the flow just makes sense. You'II love the open kitchen and living room plan, plus a central staircase that adds character to the space.

Upstairs is already set up for a huge primary bedroom with its own ensuite and walk-in closet. You'II also find two more bedrooms, another full bathroom, and a bonus flex area that could be a playroom, home office or second living space.

Outside is where this place really shines. The lot is massive. You've got space for RV parking, a garden, a future garage, firepit nights, and backyard games. There's a second older home on the property that needs workâ€"or maybe it becomes your workshop, guest house, or is removed altogether. Up to you.

And the bonus? A playground is right across the street. That means your kids (or visiting grandkids) can play close to home while you sip coffee on the front step.

Yes, it needs finishing. Yes, it takes vision. But







if you've ever dreamed of building without starting from scratchâ€"this is your chance. Framing's done. Roof's on. The rest? That's the fun part.

Be sure to check out the video, 360 tour and detailed floor plans in the photos so you can see how you are going to transform this house into your dream home. Are you ready to say yes to this address? Note that the bedrooms and bathrooms are framed ONLY. Seller will look at offers starting May 27th.

#### Built in 1983

#### **Essential Information**

MLS® # A2219763 Price \$178,200

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 2,371 Acres 2.02 Year Built 1983

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 145 Singer Drive

Subdivision NONE City Anzac

County Wood Buffalo

Province Alberta
Postal Code T0P1J0

#### **Amenities**

Parking Spaces 10

Parking Off Street, Unpaved

#### Interior

Interior Features Vinyl Windows, See Remarks

Appliances None

Heating None

Cooling None

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Brush, Back Yard, Cleared, Front Yard, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 20th, 2025

Days on Market 169 Zoning HR

## **Listing Details**

Listing Office RE/MAX Connect

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