

\$465,000 - 150 Hopegood Drive, Anzac

MLS® #A2259492

\$465,000

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 1.00 Acres

NONE, Anzac, Alberta

Welcome to 150 Hopegood Drive; Discover your private retreat on this 1-acre property in Anzac, nestled among mature trees that offer both serenity and striking curb appeal. Just minutes from Gregoire Lake's shores, the boat launch, day-use area, and the Anzac Rec Centre, this home offers the perfect balance of relaxation and recreation. Whether it's peaceful walks by the water, a day of fishing, or quading right from your backyard, you'll always find something to enjoy in this serene country setting.

Inside, the open-concept layout features a spacious foyer leading to a bright living room with a cozy corner electric fireplace and custom mantle. The kitchen blends style and functionality, offering abundant cupboard and counter space, a walk-in pantry, and a skylight that fills the room with natural light. The adjoining dining area opens to a two-tiered back deck with a privacy screen on the upper level—perfect for afternoon sun, outdoor dining, or simply relaxing with a view. The home offers two comfortable bedrooms at the front with a full 4-piece bathroom, while the private primary suite boasts a walk-in closet and 4-piece ensuite. All bedrooms include ceiling fans and blackout blinds for comfort. A separate laundry and storage room adds convenience to the thoughtful layout.

Outside, the backyard is a sunny retreat backing onto peaceful green space. Municipal



water and sewer hookups provide peace of mind. An extra-long driveway allows ample parking for vehicles, RVs, and toys, while the oversized 29' x 26' heated garage is a dream space with soaring ceilings, plenty of power outlets, and room for a full workshop.

Here, you'll enjoy the quiet, space, and peace that define Anzac's country lifestyle"paired with all the comforts of home. Schedule your tour today!

Built in 2008

Essential Information

MLS® #	A2259492
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	1.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	150 Hopegood Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Gravel Driveway, Heated Garage, Oversized, RV

	Access/Parking, Plug-In, Workshop in Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Level, Many Trees, No Neighbours Behind, Private, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 23rd, 2025
Days on Market	39
Zoning	HR

Listing Details

Listing Office	The Agency North Central Alberta
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