

# \$345,000 - 146 Woodward Crescent, Anzac

MLS® #A2179512

## \$345,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.92 Acres

NONE, Anzac, Alberta

Country Living at its best, in Anzac Alberta! Great affordable property with just under an acre of land!!! This home features 3 bedrooms, 2 baths, including a soaker tub, and dual shower heads in ensuite. Home is bright, with ample sunlight through the skylight and windows, which gives you the beauty of your surroundings! Gas Fireplace in the living room for those chilly winter nights, air conditioning for the summer and a great back deck to allow you to enjoy your summer days entertaining family and friends! Sit out in the backyard, surrounded by trees, and have a campfire, you will enjoy the space, and peace of country living! Municipal Services are now all installed so no hauling water any longer. If you are looking for privacy. and some relaxation out of the city, this place is a great start! Plenty of room on this .92 acre parcel to build a garage, or park your trailer and boat! Anzac is a great community, with many community events, good school and is a quick commute to Fort McMurray! Property has been well taken care of, and is priced to sell! \$345,000.00

Built in 1999

## Essential Information

MLS® #	A2179512
Price	\$345,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,216
Acres	0.92
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### Community Information

Address	146 Woodward Crescent
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P 1J0

### Amenities

Parking Spaces	6
Parking	Off Street

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Cleared, Few Trees, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	November 19th, 2024
Days on Market	286
Zoning	HR

**Listing Details**

Listing Office	RE/MAX LA BICHE 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.