

# \$584,900 - 102 Hopegood Drive, Anzac

MLS® #A2217854

**\$584,900**

3 Bedroom, 2.00 Bathroom, 1,755 sqft  
Residential on 1.00 Acres

Anzac Business Park, Anzac, Alberta

1 ACRE FENCED LOT! CUL DE SAC!  
INTERIOR/EXTERIOR RENOVATIONS  
COMPLETE! Anzac Country Living at Its  
Finest! Welcome to this stunning,  
move-in-ready property situated on a fully  
fenced 1-acre corner lot in a quiet cul-de-sac.  
Offering over 1,700 sq/ft of completely  
renovated living space, this home perfectly  
blends modern comfort with country charm.  
Step outside and enjoy the extensive exterior  
upgrades: new siding, new shingles, new  
decks, gazebo, concrete walkways, and a  
brand-new fence for privacy. The detached  
heated garage features a newer heater,  
making it perfect for year-round use. Inside,  
the home has been fully transformed from top  
to bottom. Every detail has been thoughtfully  
updated, including new ceiling texture, modern  
flooring, trim, light fixtures, and a full white  
kitchen renovation complete with black  
stainless appliances, tiled backsplash, kitchen  
island all that includes plenty of counter and  
cabinet space. You'll stay comfortable  
year-round with air conditioning and a newer  
furnace. With 3 spacious bedrooms and 2  
beautifully updated full bathrooms, this home  
is perfect for families. The primary suite offers  
a luxurious escape with a massive en suite  
featuring a 1-sink vanity, separate makeup  
counter, beautiful stand up shower and a  
walk-in closet. The cozy living room has room  
for the entire family and includes a gas  
fireplace, perfect for relaxing evenings.  
Additional highlights include ample parking



with a massive driveway, quiet location, and the peace and space that come with Anzac's country lifestyle. Call now to book your personal showing.

Built in 2000

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2217854                             |
| Price          | \$584,900                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,755                                |
| Acres          | 1.00                                 |
| Year Built     | 2000                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 102 Hopegood Drive  |
| Subdivision | Anzac Business Park |
| City        | Anzac               |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T0P1J0              |

**Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Parking      | Double Garage Detached, Driveway, Heated Garage |
| # of Garages | 2                                               |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | Central Air                                                                    |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Basement        | None             |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                      |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Greenbelt, Treed |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding                                        |
| Foundation        | Piling(s)                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 125           |
| Zoning         | HR            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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