# \$505,000 - 237 Cheecham Drive, Anzac

MLS® #A2221328

#### \$505,000

5 Bedroom, 2.00 Bathroom, 1,204 sqft Residential on 0.94 Acres

#### NONE, Anzac, Alberta

Nestled on just under an acre of land in the peaceful community of Anzac, this beautifully renovated bungalow offers a rare opportunity for homeowners and investors alike. With extensive updates, including new flooring, cabinetry, and modern finishes throughout, this home is truly move-in ready. The bright, open-concept layout features vaulted ceilings, a spacious living room, and a fully updated kitchen with oak cabinetry, ample counter and cupboard space, and a dining nook with French doors that lead to a massive rear deckâ€"perfect for entertaining or enjoying the serene surroundings. The main floor boasts three generously sized bedrooms, including a primary suite with a 3-piece ensuite. The fully developed basement includes two additional bedrooms, a cozy family room with an electric fireplace, a kitchenette, and a 3-piece bath. This setup is ideal for up-down rental opportunities or extended family living. The home also features direct access to a double attached garage that is insulated, drywalled, and heated with radiant heatâ€"offering convenience and functionality year-round. Additional Highlights: All furniture, appliances, and window coverings includedâ€"making this a turnkey property. Close proximity to an elementary school, ensuring convenience for families. Why Buy Now? Fort McMurray and Anzac's real estate markets have historically experienced cyclical highs and lows. With the current market conditions presenting a dip, now is the time to act.



Forecasts for the next three years suggest a positive trend in home values, making this the perfect moment to secure a property at a historically low price and benefit from future appreciation. Don't miss out on this incredible opportunity to own a renovated property with income potential in a desirable location. Schedule your viewing today!

Built in 2002

## **Essential Information**

MLS® #	A2221328
Price	\$505,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.94
Year Built	2002
Туре	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

# **Community Information**

Address	237 Cheecham Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	TOP 1J0

# Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Front Yard, Greenbelt, Lake, Landscaped, Many Trees, Level, Meadow
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

## **Additional Information**

Date Listed	May 21st, 2025
Days on Market	97
Zoning	HR

## **Listing Details**

#### Listing Office RE/MAX Connect

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