

# \$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 deck—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 heat—offering convenience and functionality year-round. Additional Highlights: All furniture, appliances, and window coverings included—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        |
| Type           | 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 | T0P 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, Level, Many Trees, Meadow |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Slab                                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 35             |
| Zoning         | HR             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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