

# \$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. Donâ€™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	76
Zoning	HR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.