

# \$525,000 - 237 Cheecham Drive, Anzac

MLS® #A2196465

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.22 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.

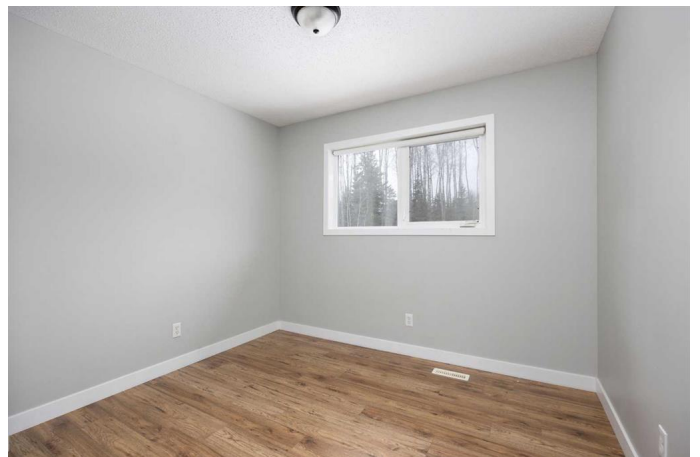
The bright, open-concept layout features vaulted ceilings, a spacious living room, and a fully updated kitchen with oak cabinetry, ample counter and cupboard space, and a dining nook with French doors that lead to a massive rear deck—perfect for entertaining or enjoying the serene surroundings.

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 includedâ€”making this a turnkey property.

Close proximity to an elementary school, ensuring convenience for families.

### Why Buy Now?

Fort McMurray and Anzacâ€™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® #	A2196465
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.22
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	T0P1J0

### **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	Full, Suite

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Front Yard, Landscaped, Many Trees, Cul-De-Sac, Greenbelt, Lake, Lawn, Level, Meadow
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	57
Zoning	N/A

### **Listing Details**

Listing Office	RE/MAX Connect
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