

# \$195,000 - 145 Singer Drive, Anzac

MLS® #A2219763

**\$195,000**

1 Bedroom, 1.00 Bathroom, 2,371 sqft

Residential on 2.02 Acres

NONE, Anzac, Alberta

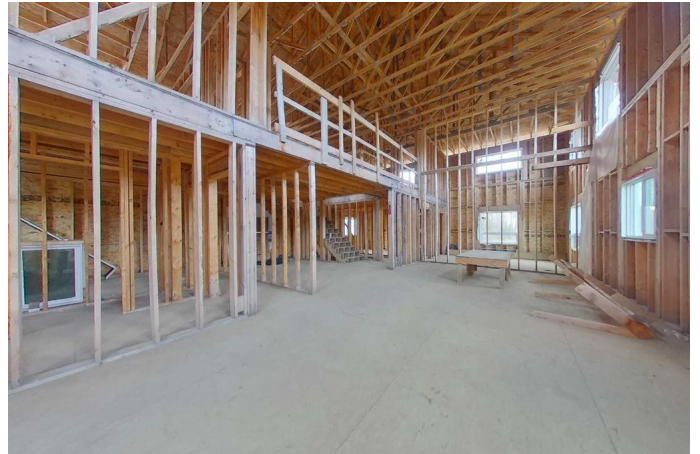
145 Singer Drive in Anzac isnâ€™t your average listing. Itâ€™s a framed-in, two-storey home on a huge lot, backing trees, with room for a big garage or shop. Youâ€™re not just buying a homeâ€”youâ€™re jumping into the middle of a story and choosing how it ends. The main house has been framed for over 2,300 sq ft above grade. The layout includes 3 bedrooms, 2.5 bathrooms, a wide-open main floor, and tons of windows that let in natural light. The ceilings are high, the rooms are big, and the flow just makes sense. Youâ€™ll love the open kitchen and living room plan, plus a central staircase that adds character to the space.

Upstairs is already set up for a huge primary bedroom with its own ensuite and walk-in closet. Youâ€™ll also find two more bedrooms, another full bathroom, and a bonus flex area that could be a playroom, home office or second living space.

Outside is where this place really shines. The lot is massive. Youâ€™ve got space for RV parking, a garden, a future garage, firepit nights, and backyard games. Thereâ€™s a second older home on the property that needs workâ€”or maybe it becomes your workshop, guest house, or is removed altogether. Up to you.

And the bonus? A playground is right across the street. That means your kids (or visiting grandkids) can play close to home while you sip coffee on the front step.

Yes, it needs finishing. Yes, it takes vision. But



if youâ€™ve ever dreamed of building without starting from scratchâ€”this is your chance. Framingâ€™s done. Roofâ€™s on. The rest? Thatâ€™s the fun part.

Be sure to check out the video, 360 tour and detailed floor plans in the photos so you can see how you are going to transform this house into your dream home. Are you ready to say yes to this address? Note that the bedrooms and bathrooms are framed ONLY. Seller will look at offers starting May 27th.

Built in 1983

### Essential Information

MLS® #	A2219763
Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,371
Acres	2.02
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Singer Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

### Amenities

Parking Spaces	10
Parking	Off Street, Unpaved

## Interior

Interior Features	Vinyl Windows, See Remarks
Appliances	None
Heating	None
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Many Trees, Rectangular Lot, Brush, Cleared
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	113
Zoning	HR

## Listing Details

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

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