

**148 Park Drive**  
**Anzac, Alberta**
**MLS # A2349845**

**\$299,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                          |               |                   |
| <b>Size:</b>     | 1,891 sq.ft.                                                              | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr |               |                   |
| <b>Lot Size:</b> | 2.00 Acres                                                                |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Many Trees, See Remarks                           |               |                   |

|                    |                                                                 |                   |    |
|--------------------|-----------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks                                                     | <b>Zoning:</b>    | HR |
| <b>Foundation:</b> | Preserved Wood                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Open Floorplan, See Remarks |                   |    |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER (AS-IS)

OPPOURTUNITY KNOCKS!! 2 ACRES IN ANZAC; This 4 Bedroom up 2-Storey homes is 1 block from schools, shopping and all the amenities that Anzac has to offer and only 2 blocks to Gregoire Lake & the boat ramp and the Anzac Recreation center. With 1891sqft of living space + oversized double detached heated garage you have lots of room! Main floor has eat in kitchen plus dining room and large main floor living room. Off the kitchen you have access to a family room with wood burning fireplace and then from there access to the garage with is drywalled and insulated & heated as mentioned. 2nd floor has 4 large bedrooms and 4peice bath. Each bedroom with its own large closet. Basement is developed with a large family room and utility/storage room. So this one is priced to sell as it requires TLC and ask your agent for details as we have PWF Foundation Inspection on file. Property is being "sold as is where is". Call today for more details! 2.0 Acres with a home under 300K like I said Opportunity knocks!