



# 177 Singer Drive Anzac Alberta

\$424,900

CALLING ALL MECHANICS AND CAR BUFFS! Are you in search of the ultimate property to fulfill your automotive dreams? Look no further! This remarkable listing is tailor-made for mechanics and car buffs alike. Built in 2019, this property boasts a spacious 38 x 40' workshop that has been meticulously designed to cater to your every need. Featuring impressive 14 ft ceilings, radiant heating, a convenient floor drain, roughed-in exhaust fan, and 220 wiring in three strategic locations, this workshop is a true haven for your automotive projects. With a generous 14 ft overhead door and an additional 12 ft door, you'll have easy access for any size vehicle or equipment. Situated on a lush 1-acre parcel, this property offers ample driveway space, a lawn, a cozy fire pit area, and mature trees that create a beautiful backdrop. It's a serene setting where you can unwind and indulge in your automotive passions. The house itself has undergone an extensive renovation. Updates include new siding and doors (2018), fresh decks (front and back), a new hot water tank, furnace, and AC unit (2018), updated plumbing (2019), a new electrical panel (2020), brand-new shingles (2023), modern eavestroughs (2021), new appliances (2020), renovated bathrooms (2020), and a modernized kitchen (2020). Additionally, there have been numerous cosmetic enhancements, such as fresh paint, modern light fixtures, and trim updates. Inside, you'll find a spacious layout featuring four bedrooms and two bathrooms, both equipped with relaxing jetted tubs. The primary ensuite also features a walk in tiled shower with body jets. The sunken living room, roomy dining nook, and bright kitchen offer an inviting space to unwind and entertain. Step out onto the back deck directly from the kitchen, perfect for enjoying your morning coffee. A practical laundry room is conveniently located just outside the bedrooms. Under...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Living room 4.93 M x 6.04 M

Bedroom 2.72 M x 5.18 M

Kitchen 5.72 M x 3.96 M

Dining room 4.55 M x 3.96 M

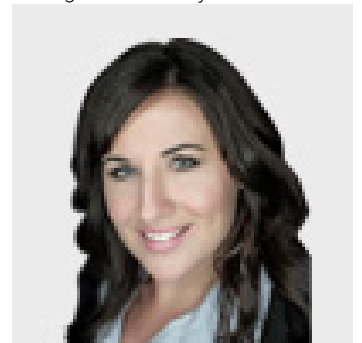
Laundry room 2.67 M x 2.46 M

Primary Bedroom 4.47 M x 4.19 M

Bedroom 4.06 M x 4.19 M

Bedroom 4.12 M x 4.19 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

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