# \$759,000 - 117 Cheecham Court, Anzac

MLS® #A2234692

## \$759,000

8 Bedroom, 5.00 Bathroom, 3,864 sqft Residential on 0.92 Acres

NONE, Anzac, Alberta

Nearly 1 ACRE! TREE-LINE PROPERTY! 2 GARAGES! This one-of-a-kind property perfectly blends spacious country living with modern amenities and exceptional functionality. Situated on a beautifully landscaped and fully fenced lot, this home features two garagesâ€"a triple attached, in-floor heated drive-through garage and a separate double detached garageâ€"as well as RV parking with full hook-ups. Inside the main home, you'll find over 3,000 sq. ft. of finished living space. The main floor offers a bright office, three generous bedrooms including the primary bedroom with dual closets and a 4-piece ensuite. The main floor is made up with a total of and three full bathrooms in total. The beautifully updated kitchen, renovated in 2016, showcases granite countertops, stainless steel appliances, and a massive island that opens to a spacious dining area with direct access to the expansive back deck. A cozy living room and convenient main floor laundry complete this level. The fully developed basement adds even more living space, featuring two additional bedrooms plus a den, and a custom-designed bathroom with a walk-in shower and dual sinks. There's also a large rec room with a wet bar perfect for entertainingâ€"as well as plenty of storage throughout. A standout feature of this property is the self-contained illegal suite located above the garage. This illegal suite is separately heated and includes three bedrooms, a full bathroom, a full kitchen with stainless steel







appliances and an island, its own laundry, a private living area, and access to a balcony that overlooks the front yardâ€"ideal for enjoying quiet mornings. The backyard is your private retreat, complete with vinyl fencing, beautifully landscaped green space, multiple large decks, a dedicated dog run, the second garage, a fire pit area perfect for entertaining, a concrete pad ready for a hot tub, and ample room to enjoy the outdoors. Additional highlights include central air conditioning for both the main home and the suite, newer shingles (2018), in-floor heating with three zones in the attached garage, and a breezeway that connects the home to the garage for convenient, year-round access. This is truly a rare opportunity to own a versatile, feature-rich property that offers space, comfort, and value. Don't miss your chance to see itâ€"book your private tour today!

#### Built in 2006

#### **Essential Information**

MLS® # A2234692 Price \$759,000

Bedrooms 8

Bathrooms 5.00

Full Baths 5

Square Footage 3,864

Acres 0.92

Year Built 2006

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 117 Cheecham Court

Subdivision NONE

City Anzac

County Wood Buffalo

Province Alberta
Postal Code T0P1J0

#### **Amenities**

Parking Double Garage Detached, Gravel Driveway, Heated Garage, Triple

Garage Attached, Drive Through, Garage Door Opener

# of Garages 5

#### Interior

Interior Features Kitchen Island, Separate Entrance, Central Vacuum, Vinyl Windows

Appliances Central Air Conditioner, Microwave, Refrigerator, See Remarks,

Washer/Dryer, Washer/Dryer Stacked

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Dog Run, Private Entrance, Private Yard

Lot Description Back Yard, Greenbelt, Landscaped, Lawn, See Remarks, Dog Run

Fenced In

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 129
Zoning HR

### **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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