

\$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 garages—a triple attached, in-floor heated drive-through garage and a separate double detached garage—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 entertaining—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 yard—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 it—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, Garage Door Opener, Heated Garage, Triple Garage Attached, Drive Through, Gravel Driveway |
| # of Garages | 5 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Separate Entrance, 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 | Private Entrance, Private Yard, Dog Run |
| Lot Description | Back Yard, Landscaped, Lawn, See Remarks, Dog Run Fenced In, Greenbelt |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 61 |
| Zoning | HR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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