

# \$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

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 48              |
| Zoning         | HR              |

### Listing Details

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

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