

# \$110,000 - 316, 236 Stony Mountain Road, Anzac

MLS® #A2247827

**\$110,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

NONE, Anzac, Alberta

Introducing a Top-Floor 2 Bed, 2 Bath Corner Unit in the Tranquil Hamlet of Anzac! This unit comes with assigned parking stall, complete with plug-in (control the plug in from a switch in your unit). The open-concept layout creates a spacious and inviting atmosphere. The living area flows seamlessly into the dining and kitchen spaces. The kitchen is large with tons of counter and cabinet space and stainless steel appliances. The bedrooms are located on opposite sides of the unit for ultimate privacy. Included in the unit is stackable laundry and central vac with attachments. You also have your own personal balcony off of the living area. Located in the heart of Anzac, near schools, Anzac Grocery, Zee-Bar, Gregoire Lake and Anzac Recreation Centre. A turnkey opportunity for you to call home! For more information, call today!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247827  |
| Price          | \$110,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 877       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 316, 236 Stony Mountain Road |
| Subdivision | NONE                         |
| City        | Anzac                        |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T0P 1J0                      |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Parking Lot, Plug-In, Stall |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows, Open Floorplan, Track Lighting                                                            |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Microwave Hood Fan, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard, Electric                                                                                                         |
| Cooling           | Wall/Window Unit(s)                                                                                                         |
| # of Stories      | 3                                                                                                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Roof              | Asphalt, Rubber                  |
| Construction      | Veneer, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 101               |
| Zoning         | HC                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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