

# \$860,000 - 103 Donovan Drive, Anzac

MLS® #A2199883

**\$860,000**

5 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 1.33 Acres

NONE, Anzac, Alberta

Acreage Living! Fully treed Lot! 60'1 x 26'11 shop! Welcome to 103 Donovan Drive! This 2023 sq ft, 5 bedroom, 3.5 bath two storey home sits on 1.35 acre lot in the peaceful hamlet of Anzac! The beautiful main level offers a bright and open concept living space that is complete with a spacious entryway with custom built in shelving/coat rack, large windows, main floor laundry and convenient back door access to the oversized deck! The modern and spacious chef style kitchen features ceramic tile floors, large centre island with eat up breakfast bar, spacious dining area, glossy white cabinetry, granite countertops, glass tile backsplash and stainless steel appliances. The executive style living room sits off of the kitchen and is nicely accented by an electric fireplace with white feature wall. Head up to the 2nd level where you will find a 18'4" x 14'10 bonus room, spacious primary bedroom that has a walk out balcony, walk in closet, 5 piece ensuite bathroom with dual sinks, and a stand up steam steam shower/tub. There are two additional bedrooms and access to another 4 piece bathroom on the upper level. There is a separate entrance to the fully developed basement that boasts 2 additional bedrooms, 3 piece bathroom and a rec space with wet bar. Are you looking for a custom shop or man cave space! This home is complete with an attached heated 60'1 x 26'11 shop with two double garage doors, custom bar and wiring for an overhead projector. Other upgrades



include new Shingles in 2017 and new flooring in 2019. This home is set up for the outdoor enthusiast. There is pool and hot tub that is built into a 40 x 60 back deck and the owners have built a beautiful Spruce log house at the back of the lot that makes for a perfect space to escape. The cozy log home has an upper floor loft as well as a wood burning fireplace. This property provides a peaceful getaway for those looking to escape the constraints of city living. It is located within close proximity to Gregoire Lake and has quick access to the trails. Call now to schedule your private viewing! Call now to schedule your private viewing!

Built in 2011

### **Essential Information**

MLS® #	A2199883
Price	\$860,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	1.33
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	103 Donovan Drive
Subdivision	NONE
City	Anzac
County	Wood Buffalo
Province	Alberta
Postal Code	T0P1J0

## Amenities

Parking Spaces	10
Parking	Triple Garage Detached
# of Garages	4

## Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Landscaped, Many Trees, Open Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	43
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.