

# \$769,900 - 103 Donovan Drive, Anzac

MLS® #A2199883

**\$769,900**

5 Bedroom, 4.00 Bathroom, 2,023 sqft  
Residential on 1.33 Acres

NONE, Anzac, Alberta

Acreage Living at Its Finest | Fully Treed Lot |  
Incredible Outdoor Amenities | Massive 60' x  
27' Heated Shop!

Welcome to 103 Donovan Drive, where tranquility meets functionality on a beautifully treed 1.35-acre lot in the peaceful hamlet of Anzac. This impressive 2,023 sq ft two-storey home offers 5 bedrooms, 3.5 bathrooms, and an exceptional layout perfect for both families and entertainers alike.

Step inside to discover a bright, open-concept main level featuring a spacious front entry with custom built-in shelving and coat rack, oversized windows that flood the home with natural light, and convenient main-floor laundry. The back entry leads directly to your expansive, multi-tiered deck—perfect for summer BBQs, morning coffees, or unwinding under the stars.

At the heart of the home is a stunning chef-inspired kitchen, complete with a large central island with breakfast bar, sleek white cabinetry, granite countertops, glass tile backsplash, ceramic tile floors, and a full stainless steel appliance package. Just off the kitchen, the executive-style living room offers a cozy retreat with an elegant electric fireplace and white shiplap feature wall.



Upstairs, you'll find a spacious bonus room (18'4" x 14'10"), two well-sized bedrooms, a full 4-piece bathroom, and a luxurious primary suite with private balcony access, a walk-in closet, and spa-like 5-piece ensuite with dual vanities and a stand-up steam shower with tub.

The fully developed basement offers even more living space with two additional bedrooms, a 3-piece bathroom, a large recreation area, and a wet bar—ideal for entertaining or hosting guests. With its separate entrance, this level offers great potential for extended family living.

For hobbyists, entrepreneurs, or outdoor enthusiasts, the 60'1" x 26'11" heated shop is a dream come true. Featuring two double overhead doors, a custom-built bar, and pre-wired for an overhead projector, it's the ultimate man cave, workshop, or toy storage haven.

Outdoor living is where this property truly shines! Enjoy a 40' x 60' back deck complete with a built-in pool and hot tub, perfect for enjoying long summer days and starlit evenings. Nestled at the back of the property is a charming custom-built Spruce log house with a cozy wood-burning fireplace and upper loft—your private escape, home office, guest cabin, or retreat space.

Additional updates include new shingles (2017) and new flooring (2019). Located just minutes from Gregoire Lake and with quick access to recreational trails, this property offers the perfect blend of peaceful acreage living with proximity to outdoor adventure.

Whether you're seeking space to grow, room to play, or a serene escape from city life, 103 Donovan Drive delivers.

Don't miss your chance to book your private tour today!

Built in 2011

### Essential Information

MLS® #	A2199883
Price	\$769,900
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	Acreage with Residence, 2 Storey
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	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	March 6th, 2025
Days on Market	163
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.