



GRASSROOTS
REALTY GROUP

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**5104 Cote Ave
Donnelly, Alberta**

MLS # A2271970



\$99,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,042 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, See Remarks		

Inclusions: portable window a/c

Welcome to this rare opportunity to own a large oversized 140x75 lot with the convenience of being in town! Located on a desirable corner lot, this property offers abundant outdoor space! Step inside to a warm, charming home filled with character. The spacious kitchen features ample cupboard space, and a natural flow into the large living room, where you'll find beautiful French doors and plenty of space. Enjoy garden doors leading to the front deck. Convenient main level laundry adds to the home's practicality and everyday ease. The main level offers one comfortable bedroom, while the upper floor features another bedroom plus an inviting space that would be ideal for a library, craft room, office, or peaceful reading nook. Recent upgrades in the last couple of years include a refreshed bathroom, updated plumbing, a new hot water tank, and new appliances, giving you peace of mind and modern convenience. Enjoy a rear deck for your morning coffee, or entertaining! This property offers exceptional space, privacy, and endless potential for outdoor enjoyment. Enjoy a partially fenced yard, complete with a cozy firepit, large storage shed, and plenty of parking-perfect for anyone needing room for hobbies, toys, or extra vehicles. The comfort of small town living awaits you! Call today for a viewing!