



**GRASSROOTS**  
REALTY GROUP

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**4919 1 Street  
Donnelly, Alberta**

**MLS # A2273651**



**\$55,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** n/a

This 3-bedroom, 1-bathroom home is situated on a large lot in the welcoming community of Donnelly. The home offers a functional layout with comfortable living spaces, making it an ideal option for first-time buyers, downsizers, or investors. The expansive lot provides ample room for outdoor living, gardening, or future development, and is complemented by a convenient storage shed. Located close to local amenities and embracing the charm of small-town living, this property presents a great opportunity to own an affordable home with space to enjoy and room to grow. Book your showing today!