



**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 (41 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Block, Wood

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**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!