



GRASSROOTS
REALTY GROUP

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**5420 Gravel Avenue
Donnelly, Alberta**

MLS # A2273668



\$110,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

This 2-bedroom, 1-bathroom home is situated on a large lot in the welcoming community of Donnelly, surrounded by mature trees that provide privacy and a peaceful, park-like setting. 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 carport and a storage shed for added functionality. 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.