



**5128 North Avenue  
Donnelly, Alberta**

**MLS # A2294749**



**\$42,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHR
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Natural Woodwork, Open Floorplan		

**Inclusions:** Stove top - no oven

Welcome to this charming 2-bedroom home in Donnelly, offering a comfortable layout with thoughtful updates throughout. The renovated bathroom adds a fresh, modern touch, while the open-concept living, dining, and kitchen area creates an easy, connected space for everyday living. The kitchen offers plenty of cupboard and counter space, along with a wood eat-up bar that works perfectly for quick meals, morning coffee, or catching up with friends while you cook. The living area feels bright and inviting, and the large, cold room/boot room entryway offers tons of practical storage with closets and flexible space. Out back, you’ll find a beautifully kept yard with mature trees and shrubs, plus raspberry and saskatoon bushes to enjoy in the summer. With no rear neighbours, the space feels private and peaceful. Additional updates include fibre optic availability for high-speed internet, a new fridge, and a furnace replaced in 2018. Whether you’re buying your first home, looking to downsize, or wanting a solid rental property, this one checks all the boxes. Book your showing and come see it for yourself!