

**5120 Cote Avenue
Donnelly, Alberta**

MLS # A2273656

\$45,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	825 sq.ft.	Age:	1937 (89 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-78-20-W5
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. 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!