

5420 Gravel Avenue  
Donnelly, Alberta

MLS # A2273668



\$110,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,280 sq.ft.   | Age:   | 1958 (68 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         |
| Floors:     | Laminate, Linoleum |
| Roof:       | Asphalt Shingle    |
| Basement:   | None               |
| Exterior:   | Vinyl Siding       |
| Foundation: | Poured Concrete    |
| Features:   | Ceiling Fan(s)     |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | R2 |
| Utilities: | -  |

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.