

**5420 Gravel Avenue  
Donnelly, Alberta**

**MLS # A2273668**

**\$110,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.