



GRASSROOTS
REALTY GROUP

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96S 100W
Raymond, Alberta

MLS # A2223523



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	1903 (122 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stone	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher

Welcome to this beautifully renovated two-story home! Offering over 2,000 sq ft, this home has 3 spacious bedrooms and 2.5 baths, perfect for comfortable family living. Step inside to discover stunning new hardwood floors and fresh modern finishes throughout. The gourmet kitchen features elegant Italian Carrera counter tops, sleek stainless steel appliances and trendy new cabinets creating a luxurious and spacious kitchen to enjoy! The boot room has in floor heating and space for the family to toss off belongings without cluttering the formal entry way. Enjoy cozy evenings by either of the two fireplaces, or entertain guests on the walk-out patio surrounded by fragrant lilacs that bloom every spring, creating a picturesque and private outdoor retreat. This home boasts peace of mind with a newer roof (2022), brand new water tank, furnace, electrical, and plumbing. All the major updates have been done for you! This home provides elegance with warmth and charm on a large corner lot surrounded by beautiful trees, lilacs and caraganas. Call your favourite REALTOR® today!