



GRASSROOTS
REALTY GROUP

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50 N 100 E
Raymond, Alberta

MLS # A2223905



\$359,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,422 sq.ft. | Age: | 1939 (86 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Attached Carport, Single Garage Detached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

| | |
|-------------|--------------------------------|
| Heating: | Baseboard, Boiler, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Stucco |
| Foundation: | Poured Concrete |
| Features: | Built-in Features, Storage |

| | |
|------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-1 |
| Utilities: | - |

Inclusions: fridge, stove, deep freeze, hood fan, dishwasher, washer, dryer, shed, gazebo, all window coverings, 3 bar stools, leftover hardwood, couch on front porch

Welcome to this stunning 4-bedroom, 2.5-bathroom character home nestled in the heart of Raymond, Alberta. From the moment you arrive, you'll be captivated by the beautifully landscaped front and backyard, filled with mature trees, vibrant flowers, and lush plants—offering year-round beauty and privacy. This home is packed with features, including RV parking, a massive shop and detached garage, a carport, a gazebo perfect for relaxing summer evenings, a garden shed, and even an indoor hot tub room for the ultimate at-home retreat. The heated shop has a 220 plug and a dust collection set up for those who enjoy wood working, car tinkering, and everything else in between. Walking from the quaint front porch and stepping inside, the charm continues with a spacious kitchen offering tons of countertop space—ideal for meal prep, entertaining, or baking with the family. The main floor boasts a spacious primary bedroom with its own ensuite bathroom. It also has a large laundry room with lots of cabinetry and storage options. Upstairs, you'll love the massive bonus room with beautiful hardwood floors and even its own half bathroom—a perfect space for a playroom, home gym, office, or cozy movie nights. With its character, space, and warmth, this home is perfect for families or those looking to downsize without sacrificing comfort or amenities. Don't miss your chance to own this rare gem in a welcoming, small-town community! Call your REALTOR® and book your showing today.