



GRASSROOTS
REALTY GROUP

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167 E 400 N
Raymond, Alberta

MLS # A2227614



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,990 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: wall ac unit

Say hello to the perfect family home in this charming community! This fully finished 1.5 storey home is just the one you've been waiting for. Through the front door you are greeted by a large front entrance with loads of cabinets for amazing storage to keep your whole crew organized. The main floor features the primary bedroom with 3 piece ensuite and spacious closet. Another full four piece bathroom with plenty of vanity storage, and you'll love the incredible laundry room with SO much space for crafting, sewing, or whatever hobby you're in to! There's great cabinet storage in here, and a linen closet too. A large window even floods this space with natural light to enjoy while getting your craft on. We haven't even gotten to the kitchen yet... which has just been freshly painted. The kitchen footprint is huge, and there are real wood cabinets for days. A peninsula with seating is the perfect addition, as well as a corner pantry too. At the back of the home is a door to your rear deck, and even more cabinets with built in storage. The large living room with newly installed wall air conditioning unit finishes off this floor, with beautiful wrought iron railing to the second storey. At the top of the stairs is a wonderful bonus room, perfect for a play room, an office, a reading nook, or whatever your family needs. There is a huge bedroom with a great size closet, and a half bath to complete this floor. The basement is fully finished, and has an extra wide staircase to make moving in a breeze. There are two more great size bedrooms, one with a walk in closet, one more three piece bathroom, a cold storage room, a den with extra storage, and a huuuuge rec room to host all the family game nights! This home truly is the perfect family home. Outside you'll love the Gemstone permanent lights, a fully fenced, perfect size yard, and you even get to keep the play structure and the sandbox. There's a

concrete patio with shed, a firepit, and all the space to run wild. Located just 20 minutes from Lethbridge, Raymond has incredible amenities such as a grocery store, pharmacies, restaurants, Hells Creek Golf Course, hospital and medical clinic with amazing doctors, schools, an outdoor swimming pool, tennis courts, beach volleyball courts, and all the sports and activities your kids could ever want! Give your REALTOR® a call and come see this one before it's gone!