



GRASSROOTS
REALTY GROUP

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309 S 100 W
Raymond, Alberta

MLS # A2241392



\$425,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,270 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener

Built by Deseret Homes, this thoughtfully planned duplex is ready to find its new owners! Located in the town of Raymond, just 20 minutes from Lethbridge and close to the green strip, and walking path and just a few blocks from the grocery store, restaurants, schools, and other shops and amenities it's the perfect home for your growing family or your downsizing next step. This half duplex has all the high end finishes from soft close cabinetry, quartz countertops, stainless steel kitchen appliances, including a gas stove, a stunning ensuite bathroom to a back deck, and a natural gas fireplace this property is ready to become your home!! The home has a fully finished basement and includes 5 bedrooms and 3 full bathrooms, a spacious living room, a gorgeous kitchen with an island, a pantry, a single attached garage roughed in for a natural gas heater, and lots of storage both upstairs and down! A large backyard, a roughed in central air conditioning, a walk-in closet in the primary bedroom, a massive family room downstairs, and large windows for natural light to pour in complete this incredible home! With laundry, the primary bedroom and ensuite, a guest bedroom, and another four piece bathroom on the main level, this home could be the ideal home for those looking to retire. However, the five spacious bedrooms allow families to move on in and have space to spread out as well! Purchase price INCLUDES GST so there are no additional fees for you to worry about!! Contact your favourite REALTOR® for more details on this one of a kind property in the town of Raymond!