



**GRASSROOTS**  
REALTY GROUP

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**72 Broadway S**  
**Raymond, Alberta**

**MLS # A2245424**



**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	1927 (98 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Bedroom Portable AC unit

Check out this 4 bedroom 2 bathroom character home nestled in a mature area in Raymond. Inside you will find a unique layout main floor featuring a kitchen and a spectacular dining room, a cozy living room, bathroom, laundry and 2 bedrooms. Downstairs you will find 2 more bedrooms another bathroom, flex room and large family room. This home also offers plenty of storage space through out the house. Now lets step outside and experience what truly sets this property apart. Incredible outdoor living spaces designed for both relaxation and entertaining. Lets first head to the detached double garage with a large mezzanine, at the back you will find a flex space which currently being used as a workout room. Step out of the workout room to your private pergola fire pit area along with a relaxing waterfall stream feature. Next to that will be a indoor shelter room, great for hosting bigger gatherings or incase the weather turns for the worse. Lets not forget the huge fully fenced back yard space which also has another detached super single garage. If you love outdoor living and endless possibilities this home wont disappoint.