



GRASSROOTS
REALTY GROUP

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187 W 200 S
Raymond, Alberta

MLS # A2261126



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Triple Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, central AC, garage door opener(s) & remote(s)

This charming bi-level, built in 1994, has all the space, comfort, and style you've been looking for! With 4 bedrooms, 2 bathrooms, and a fully finished basement, it's move-in ready and filled with thoughtful touches. Step inside and you'll immediately notice the beautiful bow window in the living room that lets the sunshine pour in, creating a warm, welcoming space. The layout is just right — open enough for easy gathering, yet designed with smart privacy so you're not looking straight into the kitchen from the front door. Upstairs boasts brand new vinyl plank flooring, adding a fresh modern feel, while the shared ensuite features a custom walk-in shower that feels like a little spa retreat. Head downstairs and you'll find a cozy, inviting basement with big windows and soft carpet — perfect for movie nights, kids' play space, or a comfy guest area. Outside, the curb appeal sets the tone, and the lot gives you room to spread out. Car lovers, hobbyists, and storage seekers will be thrilled with the attached carport plus a triple detached garage — plenty of space for vehicles, projects, or toys.