



**GRASSROOTS**  
REALTY GROUP

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**281 N 300 W**  
**Raymond, Alberta**

**MLS # A2261381**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge x2, stove, dishwasher, freezer, AC, shed, all window coverings, hutch in dining room, bunk beds in downstairs bedroom, table and chairs in living room, washer, dryer, sump pump

Welcome to this fantastic 4-bedroom, 2-bathroom home in Raymond, Alberta! Situated on a spacious corner lot in a quiet part of town, this property offers the perfect blend of comfort, space, and functionality! The yard is fully fenced, providing a safe and private area for kids or pets to play and for you to enjoy outdoor living! Inside, you'll find a large, bright living room that's perfect for family gatherings, and a spacious family room downstairs—great for movie nights, a play area, or a home gym! The basement bathroom features a relaxing jetted tub, ideal for unwinding at the end of the day, and you'll also love the walk-out basement offering convenient access to the backyard and extra natural light! This home has seen some fantastic updates, including a new tin roof for long-lasting durability and central air conditioning to keep you cool all summer long! There's also plenty of off-street parking and ample room to build your own garage if you choose! If you've been looking for a solid, well-cared-for home on a peaceful street with room for the whole family, this is the one—call your favourite REALTOR® to book your showing today!