



**GRASSROOTS**  
REALTY GROUP

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**80N 100E**  
**Raymond, Alberta**

**MLS # A2263766**



**\$290,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                    |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.                            | <b>Age:</b>   | 1932 (93 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport                                 |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Gazebo |               |                   |

**Heating:** Forced Air, Natural Gas, Other, See Remarks

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall, Wood

**Features:** Skylight(s), Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** Gazebo, Shed

This well maintained home offers 3 bedrooms plus a flexible bonus room that works great as a home office, pantry, or playroom. Inside, you'll find newer flooring and appliances, along with 2 full bathrooms. Enjoy both a front and back deck, with the back featuring a pergola that provides relaxing shade. The fully fenced backyard includes a spacious shed, a beautiful garden, and mature fruit trees. A perfect blend of comfort, functionality, and outdoor charm. schedule a viewing with your favorite REALTOR®; today!