



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

361 W 300 N
Raymond, Alberta

MLS # A2267069



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Standard Shaped Lot		

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

Inclusions: fridge, stove, dishwasher, microwave

Welcome to 361 W 300 N — a beautifully refreshed split-level home tucked away in a quiet, well-established neighbourhood. Built in 1976 and thoughtfully updated, this 5-bedroom, 3-bath property offers generous space, a finished basement, and all the comfort you could want in a solid, well-built home. Step inside to find newer vinyl plank flooring, fresh interior paint, and an inviting layout that feels both open and functional. Each bedroom is a great size, including a spacious primary suite with a walk-in closet and private ensuite. The finished basement provides even more living space, plus a good-sized storage room and plenty of extra storage throughout. Outside, the freshly painted exterior and new fence add great curb appeal, while the large backyard offers tons of room for kids, pets, or entertaining. You’ll also love the ample parking space, perfect for multiple vehicles or guests. As an added bonus, the seller is offering a \$3,000 credit to the purchasers to use toward painting, renovations, or any updates they’d like to make once they move in — a perfect opportunity to make this home truly your own! Whether you’re a young family, first-time homebuyer, or anyone looking for a quality, well-built home in a quiet area — this one is an excellent find.