



**GRASSROOTS**  
REALTY GROUP

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

**196 W 100 S**  
**Raymond, Alberta**

**MLS # A2279930**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1934 (92 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Fridge x2, deep freeze, microwave, wired for back up generator, AC, garage door open and remotes, underground sprinklers, stove, speaker system in garage, central vac, garden shed, patio furniture in the sunroom

Welcome to this truly charming and lovingly maintained home, tucked away on a quiet street in the welcoming town of Raymond! Situated on a large corner lot, this property offers an incredible blend of character, space, and functionality both inside and out. The yard is a true standout, featuring tons of mature trees, underground sprinklers, a dedicated garden area, and a massive enclosed sunroom that allows you to enjoy the outdoors in comfort through multiple seasons. The huge, heated double detached garage provides excellent parking, storage, and workshop potential, making it ideal for hobbyists or those needing extra space due to the additional cabinetry and large work bench! Inside, the home offers three bedrooms and one and a half bathrooms, along with thoughtful modern conveniences including hot water on demand, air conditioning, and a new roof on both the house and garage. Every corner of this home reflects years of pride of ownership, with a warmth and charm that can only come from being truly loved and well cared for over time. This is a special opportunity to own a character-filled home on a generous lot in a peaceful location, perfect for those seeking comfort, space, and timeless appeal. Call your REALTOR® and book your showing today!