GRASSROOTS REALTY GROUP

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236 N 100 W
Raymond, Alberta

MLS # A2281013

$239,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	854 sq.ft.	**Age:**	1955 (71 yrs old)
Beds:	2	**Baths:**	1
Garage:	Single Garage Detached		
Lot Size:	0.48 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Many Trees, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Smoking Home, Storage		

Inclusions: all window coverings

Are you an investor? A first time buyer? Looking to downsize? This affordable one level home is perfect for you! This 2 bedroom bungalow is not short on character. You’ll love the cute built ins in the large living room. The kitchen is in great shape, and has plenty of cabinets. There is one full bathroom, and a great amount of storage! The builder made great use of this space, and tucked storage in every where they could. This home has seen plenty of updates throughout the years, including most recently the electrical all being updated to 100 amp service. One of the very best parts of this cute place?! It’s located on a half acre lot!! The yard is positively massive. There is an oversized single car garage with a nice long paved driveway, a moveable shed, and a concrete patio at the back to sit and enjoy the day. The yard has been fenced half way back to create a nice place for the kids to play, grow a garden, or just soak up the sun. There’s plenty of trees for privacy, and this home is located in an incredible location close to 2 gas stations, k-12 schools, groceries, pharmacies, restaurants, an outdoor swimming pool, and so much more. Raymond is a charming town conveniently located just 20 minutes from Lethbridge. Come see all this fantastic home and yard have to offer!

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