



**GRASSROOTS**  
REALTY GROUP

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**95 N 250 W**  
**Raymond, Alberta**

**MLS # A2282993**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** fridge x2 stove dishwasher as is washer dryer window coverings garage door opener

This charming, yet spacious home is tucked away on a quiet, family-friendly cul-de-sac in the wonderful community of Raymond, just a stone's throw from the elementary school! Offering paved, back alley access and a double detached garage, this six-bedroom, two-and-a-half-bathroom home provides an impressive amount of living space both upstairs and downstairs, making it ideal for growing families or those who love to spread out!! The main level features an open kitchen, dining, and living room layout that feels warm and inviting, complete with real wood cabinetry and ample storage throughout, including generous bedroom closets and multiple linen closets. Downstairs, you'll find even more functional space with a dedicated workshop area, three separate storage rooms, and additional living areas perfect for entertaining, hobbies, or a home gym. Outside, mature trees frame the front yard, while incredible curb appeal, a welcoming front porch, and a large back deck create great spaces to relax and enjoy the outdoors. This home has been lovingly maintained over the years and truly reflects pride of ownership. Come take a peek at what just 20 minutes from the city of Lethbridge has to offer—the town of Raymond is known for its incredible sense of community and amenities including schools, a library, golf course, pharmacies, shops, restaurants, gas stations, cafés, a recreation centre, outdoor pool, and so much more! Call your REALTOR® and book your showing today!