



GRASSROOTS
REALTY GROUP

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55046 RR 21-1
Raymond, Alberta

MLS # A2294753



\$670,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,070 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.43 Acres		
Lot Feat:	Pasture, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	ACRE
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: MAIN HOME: Fridge, stove, dishwasher, washer, dryer, garage door opener, ride on mower MOBILE HOME: Fridge, stove, dishwasher, washer, dryer Solar panel in yard

Opportunities like this don't come along often—an incredible, one-of-a-kind acreage just five minutes from Raymond and only 20 minutes from Lethbridge, offering the perfect balance of space, flexibility, and country living on just under 3.5 acres! What truly sets this property apart is the rare combination of a spacious main family home paired with an exceptionally well-kept 3 bed and 2 bath mobile home, creating endless possibilities for multigenerational living, rental income, an in-law setup, or a private space for older children to stay close while enjoying their own independence! Surrounded by mature trees and a variety of fruit trees, the setting is both private and picturesque, complete with a charming pergola for relaxing outdoor moments and established grapevines that add a unique touch of rural character, while the expansive acreage provides ample room for horses, cows, chickens, or simply space to roam! The yard is equipped with underground sprinklers for easy maintenance, and practical upgrades like solar panels, a newer roof (approximately 7 years old), and a modern hot water on demand system all contribute to improved efficiency and peace of mind! Inside the main home, you'll find a bright and functional layout with a large kitchen, dining, and living area perfect for gathering, along with 4 spacious bedrooms, abundant storage, 2 additional office/den/bonus rooms, and so much more. The primary suite serves as a true retreat featuring a generous walk-in closet and a spacious ensuite designed for comfort! The property is serviced by a cistern water system, with the option to tie into town water if desired. With excellent curb appeal, a double attached garage, and a setting that feels both peaceful and highly functional, this acreage stands out from the rest—between the prime location, impressive features, and endless

possibilities, this is a property that truly offers more, so contact your REALTOR® and book your showing today!!