



320 S 200 W
Raymond, Alberta

MLS # A2296274



\$514,900

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|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,325 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Storage, Vaulted Ceiling(s) | | |

Inclusions: Fridge, stove, dishwasher, garburator, washer, dryer, window coverings, garage door opener and remote

Tucked away in a fantastic cul-de-sac in the welcoming community of Raymond, this beautifully maintained bungalow offers the perfect blend of comfort, style, and functionality! From the moment you arrive, you'll be impressed by the amazing curb appeal, inviting front porch, and pride of ownership that shines throughout. Step inside to an open-concept living, dining, and kitchen area accented by rich hardwood floors—an ideal space for both everyday living and entertaining. The kitchen truly shines with a gas stove, corner pantry, island for extra prep space, and a perfectly placed window above the sink so you can keep an eye on the kids playing safely in the large, fully fenced backyard complete with a fantastic garden spot and handy garden shed. The underground sprinklers add to the ease of maintenance and keep the plum and apple tree well nourished. Enjoy evenings around the firepit or on the spacious back deck! With 5 bedrooms—3 conveniently located on the main floor—and 3 full bathrooms, this home offers incredible flexibility for growing families, those looking to downsize without compromise, or anyone in between. Enjoy year-round comfort with central air conditioning, plus the added bonus of a double attached garage and plenty of additional off-street parking on the driveway. Did we mention the granite countertops? What about the new hot water tank and washer and dryer? Adding peace of mind to this move in ready property. Located in one of the town of Raymond's friendliest neighbourhoods, this home checks all the boxes for location, layout, and lifestyle. Don't wait—drop what you're doing and call your REALTOR® today to book your showing!