



GRASSROOTS
REALTY GROUP

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248 S 50 W
Raymond, Alberta

MLS # A2135400



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,587 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Storage		

Inclusions: fridge, stove, dishwasher, window coverings, garage door openers & remotes, AC

Tucked away in the serene cul de sac of Raymond, a quaint town just a scenic 20-minute drive from the bustling city of Lethbridge, this home awaits its new owners!! Step outside and breathe in the fresh air as you explore the nearby walking path and expansive green space, ideal for morning strolls or afternoon picnics with loved ones. Marvel at the beauty of your own private oasis, where raspberry canes, a honey crisp apple tree, and carefully tended strawberry bushes greet you with their bounty. Delight in the vibrant colors of assorted flowers already planted, adding a touch of charm to your surroundings throughout the seasons. Step inside this meticulously crafted, freshly painted, home and be greeted by the timeless elegance of granite countertops and the warmth of hardwood floors that flow seamlessly throughout the kitchen and dining room. The main level beckons with its thoughtful layout, boasting three inviting bedrooms, each offering comfort and tranquility. Escape to the luxurious primary suite, complete with a four-piece ensuite bathroom and a spacious walk-in closet, providing the perfect retreat at the end of a long day. Entertain with ease in the open-concept living room and dining area, where natural light pours in, creating an inviting atmosphere for gatherings and celebrations. Venture downstairs to discover even more space to unwind and entertain in the spacious family room, offering endless possibilities for recreation and relaxation. Two additional generously sized bedrooms await, providing ample accommodations for family and guests. This home is certainly not one to be missed! Make that call to your favourite REALTOR® and book your showing today!