



**120 S 300 E**  
**Raymond, Alberta**

**MLS # A2193830**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Fridge x2, stove x2, dishwasher, washer x2, dryer x2, shed x2

Situated just 20 minutes from Lethbridge you will find the charming town of Raymond and in it, this half duplex on its own half acre lot offering so many possibilities for investors and small families alike! This half duplex is separated into an upstairs and downstairs suite. The main floor unit has access to the single attached garage, balcony, and a wood burning fireplace! Similarly, the downstairs unit also has a wood burning fireplace! Each suite has two bedrooms, one full bathroom, its own hot water tank, furnace, laundry facilities, and electrical panel and both units have access to the massive backyard with endless opportunities for kids and pets to run around and play. Other opportunities for this incredible yard could include a huge garden or maybe even another garage/shop as you have access to the back alley! The upstairs unit has a good-sized kitchen, new dryer, double closets in the primary bedroom, a vaulted ceiling, and plenty of storage space. The downstairs unit has a separate entrance, additional off street parking, a large mud hall, and plenty of windows to allow in natural light. Whether you are an investor looking to purchase a fantastic rental property, or a young family looking to get in to the real estate market by purchasing a home that has a mortgage helper, this is the place!! Call your REALTOR® and book your showing today!