



**225 East 200 South
Raymond, Alberta**

MLS # A2197302



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, dishwasher, microwave hood, washer, dryer, window coverings, electric stove, snow blower, Costco Shed

This stunning 2022-built home offers modern design and functional living with 3 spacious bedrooms and 2 and a half bathrooms. On the main level, you'll find a convenient 2-piece bathroom, along with an open-concept living room, kitchen, and dining room, complete with a spacious pantry. The beautiful kitchen is equipped with Corian countertops and vinyl plank flooring throughout. The upper level features 3 bedrooms, including the primary, a living room, and a 3-piece bathroom. The primary bedroom includes a walk-in closet that connects directly to the laundry room, along with an ensuite 4-piece bathroom. Additional highlights include a 3-car heated garage, central A/C, hardy board siding, a tankless water heater, sump pump, and a lift pump for a future basement bathroom. The unfinished basement, with its cool acid stain finish, offers great potential for a bedroom, living room, bathroom, and more. Don't miss out on this beautifully crafted home!