



165 S 100 E  
Raymond, Alberta

MLS # A2203098



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Wood Windows		

**Inclusions:** Shed

Tucked away on a quiet, sleepy street in the charming town of Raymond, Alberta, this 2 bedroom, 1 bathroom bungalow is full of potential. With a fully developed main floor and an unfinished basement, this home offers an incredible opportunity to double the square footage and instantly add value and equity with future development. Whether you're looking for a cozy family home or an investment property, this one has all the right foundations. One of the standout features of this property is the massive 315-foot-long lot—a rare find that provides endless possibilities. Whether you dream of building a huge garage, a sprawling outdoor entertainment space, or even a future accessory dwelling unit, there is more than enough room to bring your vision to life. Located just a few blocks from downtown Raymond, this home offers unbeatable convenience, with schools, shops, and amenities all within walking distance. Key updates like a newer roof and hot water tank provide peace of mind, while the home's solid structure and classic charm make it a fantastic opportunity for the right buyer. Properties with lots this size don't come up often, and with so much potential to customize, expand, and build equity, this is a home you won't want to miss.