



49 N 100 E
Raymond, Alberta

MLS # A2203901



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,106 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Front Drive, Gravel Driveway, Off Street, On Street, RV Access		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Many Trees		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Closet Organizers, Double Vanity, Quartz Counters, Vinyl Windows		

Inclusions: Stainless steel Fridge, Stainless steel built in oven and microwave, built in hood fan, 6 burner Gas stove, Dishwasher, All Blinds and window coverings, 2 sheds.

Charming Custom Bungalow in Prime Raymond Location discover the perfect blend of modern comfort and timeless charm in this beautifully rebuilt 2 bedroom, 2-bathroom custom bungalow Originally built in 1950 and rebuilt in 2021, this stunning 2,109 SqFt home sits on a generous 0.54-acre lot with a triple detached garage and a meticulously landscaped yard. This Home Features Extensive renovation and expansion Spacious open-concept design with 9' foot ceilings Gas fireplace with antique brick and a custom metal mantel, Chef's kitchen featuring a Kohler cast-iron farmhouse sink, Bosch dishwasher, Thor 6-burner gas cooktop, and quartz countertops - Luxurious primary ensuite with a custom tiled 2 person shower, & bench, huge walk in closet, High-end finishes throughout, including luxury vinyl plank flooring, central A/C, high-efficiency furnace, 200 AMP panel, 60-gallon hot water tank, and a new sump pump. Exterior upgrades Hardie Board and stucco siding, architectural asphalt shingles. Outside you will find a BBQ sundeck with gas outlet and covered rear deck perfect for watching fireworks. Enclosed dog run with doggy door, Two garden/storage sheds and an antique brick firepit area, the backyard has a apple tree, raspberry bushes, blueberry shrubs, and a strawberry patch Lush landscaping featuring established perennial flower beds, newly planted Mayday & Brandon Elm trees mature Ash trees, and a privacy hedge for wind protection. Newly graveled double-car driveway Detached Triple Garage Built 2023 Oversized 36' x 32' structure with 12' walls & a 16' vaulted ceiling. Three overhead doors two 9' x 8' and one 10' x 10' Engineered reinforced concrete floor ready for a car lift, Durable metal siding & roofing, This exceptional home offers the convenience of small-town living with modern

upgrades and ample space inside and out. Whether you're looking for a peaceful retreat, a gardener's paradise, or a dream workshop in the oversized garage, this property has it all! Don't miss this rare opportunity—schedule your viewing today!