

38 Broadway S
Raymond, Alberta

MLS # A2251803



\$240,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, central air conditioner

Welcome to 38 Broadway S in Raymond—a charming and move-in ready home with great updates and a convenient location close to all of Raymond’s amenities. This one-level home, originally built in 1957, features 2 bedrooms, 1 bathroom, and a functional floor plan that makes everyday living simple and comfortable. Recent upgrades include a brand-new roof, soffits, fascia, gutters, hot water tank, furnace, and central air conditioning, giving you peace of mind and year-round comfort. Situated on a generous sized lot the property boasts excellent curb appeal, a fully fenced yard, and alley access. This setup not only makes for easy yard care and privacy, but also offers the perfect opportunity to add a detached garage or workshop if desired. Off-street parking is already available. With its combination of updates, location, and future potential, this property is an excellent option for first-time buyers, downsizers, or anyone looking for a cozy and well-kept home in Raymond.