

**56 E 100 S**  
**Raymond, Alberta**

**MLS # A2269877**



**\$360,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge x2, stove, OTR microwave, washer, dryer, standup freezer, chest freezer, window coverings, shed x2

Welcome to this beautifully updated and immaculately renovated home in the heart of Raymond, Alberta, where charm, comfort, and thoughtful design come together effortlessly. From the moment you step inside, you'll notice the care and quality poured into every detail, including: all-new flooring, a brand-new roof, a stunning modern kitchen with new stainless steel appliances, a large, newly added island, all new taps, renovated bathrooms, fresh paint throughout, a brand new, certified wood burning stove, warm beam accents, tasteful wainscoting and shiplap that create a perfect blend of contemporary style and timeless character. The features continue outside, where the property truly shines on its expansive lot of over a third of an acre! A large carport offers year-round protection for vehicles, two sheds add additional outdoor storage space, and the yard is home to a remarkable garden filled with established perennials such as strawberries, raspberries, grapes, cherries, asparagus, blueberries, apples, mint, peppermint, lemon balm, thyme, rhubarb, and chives. The garden further continues with a charming apothecary garden featuring comfrey, yarrow, plantain, calendula, and echinacea. Half of the backyard is fully fenced in for kids and pets to play safely and separately from the lush garden area! The home's thoughtful layout also adds wonderful versatility, with a separate entrance to the lower level and a cozy kitchenette in the basement, offering excellent potential for multi-generational living, or an easy separation between upstairs and downstairs spaces for future rental potential. Beautifully laid out, warm, welcoming, and full of character, this is a home you won't want to miss—so call your REALTOR® today to book a viewing&hellip; and do it fast!!