



Anne French  
Your REALTOR®  
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54 S 200 W  
Raymond, Alberta

MLS # A2296321



**\$369,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Crown Molding, French Door, Laminate Counters, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, kids playhouse, temporary fencing

Tucked away in the heart of Raymond, Alberta, this inviting one-and-a-half-story home exudes both charm and modern comfort. Set on nearly half an acre with mature trees and a fenced yard, this home is a true family oasis! Inside, three spacious bedrooms and three bathrooms provide ample space, with two of those bathrooms being beautifully renovated adding a fresh touch. The main floor offers a cozy family room with a certified wood-burning stove and a formal dining area, ideal for entertaining. With vinyl plank flooring, new windows, main floor laundry, a metal roof, and plenty of off street parking adding to this home's many desirable features! Downstairs, you'll find abundant storage, and outside a shed offers even more versatility for your hobbies. Have a green thumb? The yard houses a vibrant apple tree, grapevine, strawberry, blueberry and raspberry plants along with numerous flowers ready for the next gardener. Don't miss out—call your REALTOR and book your showing today!