

217 N 200 E
Raymond, Alberta

MLS # A2298549



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,371 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Rectangular Lot, Standard Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote, central AC, pergola, shed

Welcome to a warm, character-filled home that proves thoughtful design and pride of ownership never go out of style. Built in 1999 by a reputable builder, this 1.5 storey home stands apart from the typical cookie-cutter layout. From the moment you arrive, the great curb appeal and inviting presence set the tone for what you'll find inside: a home that has been carefully maintained, well loved, and continually improved over the years. The main floor offers comfortable one-level living with a spacious primary bedroom complete with a 4-piece ensuite, plus a dedicated office that works perfectly for remote work, hobbies, or a quiet retreat. The layout feels both functional and welcoming, designed for real everyday living. Upstairs, three additional bedrooms and a full 4-piece bathroom create the ideal setup for growing families, guests, or teens wanting their own space. A standout feature upstairs is the built-in office and homework station, thoughtfully added by the current owners about 10 years ago to make daily life run more smoothly. Whether it's homework, puzzles, games, or managing household tasks, this dedicated space became a central hub for connection and functionality, and it's easy to see why it quickly became a favourite part of the home. The heated single attached garage provides more than just parking, there's extra room for a workshop, storage, or an organized back entry zone that helps keep daily life running smoothly. Outside this property continues to shine. Sitting on a fully fenced and beautifully maintained lot, the yard offers multiple outdoor entertaining spaces designed to be enjoyed all season long. Whether you're hosting friends under the pergola, gathered around the fireplace, or simply enjoying a quiet evening on the concrete patio, this backyard was made for gathering. The crawlspace basement

(approximately 5.5' ceilings) runs under most of the home and offers plenty of storage and mechanical space, currently even serving as a casual teen hangout area with a TV and couch. If you've been looking for a home with personality, quality craftsmanship, and spaces that truly feel lived in and loved, this Raymond property is one you won't want to miss.