



Anne French  
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Love where you live.

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28 E 100 S  
Raymond, Alberta

MLS # A2301979



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed

The one you've been waiting for has finally arrived and it sits on almost half an acre of land! This clean, exceptionally well-kept one-level home offers 3 spacious bedrooms and a full bathroom, making it the perfect fit for families, first-time buyers, or those looking to downsize without compromise. There are no steps into the home which makes it wheel chair friendly or ease of access for those needing a home on all one level. When you step inside you'll find a bright and inviting layout filled with natural light, featuring a large living room and a generous kitchen and dining area complete with a huge pantry and stainless steel appliances. The home has durable vinyl plank flooring throughout, with some newer windows and a large dual vanity in the bathroom making it easy to share. Outside, you'll find a massive backyard with mature trees, back alley access, a shed, and plenty of off-street parking—ideal for entertaining, relaxing, or storing all your toys. Enjoy your evenings on the covered back patio or spend your days creating the perfect garden because this yard offers it all. Tucked away on a quiet street yet just moments from all of Raymond's amenities including the library, restaurants, grocery store, hospital, schools, parks, and walking paths/green space, this property truly checks all the boxes. Don't miss your chance—call your REALTOR® and book your showing today!