

**397 S 250 W**  
**Raymond, Alberta**

**MLS # A2304696**



**\$642,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gazebo, Landscaped, No Ne		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, range hood, dishwasher, washer, dryer, window coverings, garage door opener and remote(s), A/C, sump pump, decorative shelves in ensuite, gemstone lighting across front of house, gazebo with sunshade, shed, gas heater in garage

Tucked away at the end of a quiet cul-de-sac in one of Raymond's most family-friendly neighbourhoods, this extensively updated home offers an exceptional combination of space, privacy, and modern comfort, all while backing onto wide open farmland with no rear neighbours. Boasting over 3,500 sq ft of beautifully finished living space, this 5-bedroom, 3.5-bathroom property has undergone a long list of recent upgrades that make it truly move-in ready, including brand new carpet, professionally refinished hardwood floors, fresh paint throughout, stylish new light fixtures, new granite countertops in the kitchen and newly painted cabinetry that create a bright, cohesive, and contemporary feel across every level. The main floor features a spacious open-concept layout ideal for both everyday living and entertaining, highlighted by a refreshed kitchen complete with stainless steel appliances, granite countertops, and a very functional and attractive pantry offering excellent storage, all flowing seamlessly into the dining and living areas with large windows showcasing the peaceful backyard and prairie views, along with a warm and inviting natural gas fireplace anchoring the living room; you'll also appreciate the convenience of main floor laundry and the comfort of central air conditioning. Also on the main floor is a versatile office or guest bedroom complete with custom built-ins, adding both function and flexibility for work-from-home needs or additional guest space. You'll also appreciate the stunning primary suite with a private ensuite and ample closet space, while the fully developed basement adds even more versatility with additional bedrooms, 2 full bathrooms, and a large family room perfect for relaxing or hosting, all with the comfort of in floor heating. The attached garage is equipped with a natural gas heater for year-round use, and the exterior of

the home is just as impressive with new front yard landscaping that enhances curb appeal, a fully fenced backyard offering both privacy and security, and a beautifully enclosed back sunroom/deck that creates the perfect space to relax and enjoy the outdoors in comfort. There is also a large garden shed for added storage, and plenty of yard space for trampolines, above-ground pools, patio furniture, a hot tub, or any other outdoor features your family can dream up, all complemented by underground sprinklers and permanent gemstone lighting that add both function and style. With its extensive updates, incredible setting, and family-focused location, this home is a rare opportunity that truly checks all the boxes—call your REALTOR® today to book your showing before it's gone!