



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

MLS # A2309975



\$414,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Laminate Counters, Open Floorplan, Storage		

Inclusions: Window Coverings, Fridge, Stove, Dishwasher, Microwave, Garage Door Opener

Welcome to this well-loved bungalow located on a massive half-acre lot in the heart of Raymond! This home has been truly cared for over the years and offers the kind of space, flexibility, and location that is hard to find. With 4 bedrooms, 2 bathrooms, and over 1,100 sq ft above grade, there is plenty of room for families, hobbies, storage, and more. The sellers have loved being within walking distance to schools, downtown shopping, parks, and everyday amenities, making this an incredibly convenient place to call home. The property itself offers a unique setup with approximately half of the backyard fenced for family enjoyment, while the remaining space has been used for extra storage, trailers, recreational vehicles, chickens, and outdoor projects! There is truly room here to make it your own. Inside the home you'll find engineered hardwood flooring, a functional bungalow layout, and a cozy basement family room with a gas fireplace. An additional flex room provides great potential for a home office, hobby room, or added storage space. The single attached garage also offers excellent workshop or parking potential! Over the years, several important updates have been completed including new windows, updated electrical, tankless hot water system, and freshly painted exterior. With its flexible layout, large lot, convenient location, and room for additional parking and storage, this property could also make an excellent future rental or investment opportunity!