

**375 N 100 W**  
**Raymond, Alberta**

**MLS # A2310229**



**\$235,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, window AC unit

Welcome to this charming 1.5 storey home tucked into a quiet street in Raymond, close to schools, a playground, and everything that makes small-town living worth it. Well-maintained and move-in ready, this one has been genuinely cared for, and it shows from the moment you walk in. The main floor offers two bedrooms, including a primary suite with two closets featuring built-in shelves and a built-in makeup table, a thoughtful touch that adds real everyday function. Updated flooring and paint throughout give the home a fresh, modern feel without the project list waiting for you on the other side. Upstairs, two additional rooms offer flexible space that the current owners have used as bedrooms. It is worth noting that they don't have full head height, but they work well and adapt easily to whatever your needs may be, whether that's a home office, toy room, or extra storage. Outside, the yard is a genuine highlight, generous in size with dedicated garden space and two sheds, one of which has power. Plenty of room to actually enjoy it. Whether you're a first-time buyer stepping into homeownership or an investor looking for a solid addition to your portfolio, this home offers real value in a community that continues to be in demand. Book your showing today.