



Anne French  
Your REALTOR®  
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135 N 250 W  
Raymond, Alberta

MLS # A2310670



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage		

**Inclusions:** Washer/Dryer X 2 (as is), window coverings, fridge, stove, dishwasher, microwave, garage door opener, remote controls for bedroom and light fans

Welcome to this spacious and well cared for bungalow on the south side of Raymond! With 6 bedrooms, 2.5 bathrooms, and over 1,150 sq ft above grade, this home offers the space and flexibility growing families have been searching for. Built in 1976, this property has been built well, and seen a number of thoughtful updates over the years including some updated windows, a refreshed kitchen with repainted cabinetry and newer fridge, a newer fence, and a roof completed within the last 10 years. The main floor features convenient upstairs laundry, plenty of natural light, and a functional layout with room for everyone. Downstairs you'll find even more living space, additional bedrooms, and tons of storage throughout the home. Stay comfortable year round with central A/C already in place. Step outside and enjoy the sizeable backyard with room to relax, play, garden, or entertain. The storage shed stays with the property, giving you even more room for tools, toys, and seasonal items. Located close to schools, parks, shopping, and the Raymond pool, this is a fantastic opportunity to own a home with enough bedrooms for everyone in a great neighbourhood!