



Anne French  
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67 E 200 S  
Raymond, Alberta

MLS # A2313698



**\$470,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Standard Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, central AC, 3 sheds

Welcome to this spacious 4-level split on a generous third-of-an-acre lot in Raymond. With multiple living areas across four levels, this home offers the kind of flexible layout that growing families and multi-generational households genuinely appreciate, room to spread out, room to gather, and room to make it your own. The main level immediately impresses with soaring ceilings, patio doors on both sides of the living and dining space, and a wood-burning stove that anchors one of two separate living areas. It's the kind of main floor that feels bigger than it looks on paper, and the double front entry doors, no centre divider, are a practical detail you'll appreciate every time you're hauling something in. A convenient half bathroom rounds out this level. Upstairs, the top floor keeps all three bedrooms together in their own quiet zone, a layout families consistently love. One full bathroom serves this level. The level below the main floor offers two additional bedrooms, a full bathroom, and its own living space, ideal for older kids, guests, or a second family room. At the lowest level, a full unfinished basement with no windows gives you excellent storage today and serious potential for a future rec room, theatre room, or hobby space down the road. Outside, the backyard delivers with mature trees, three storage sheds, one built to match the home, and enough space for RV parking. The right side of the property is a natural fit for an attached garage if that's on your wishlist. Major mechanicals are all taken care of: new roof, furnace, hot water tank, and AC, plus some updated flooring throughout. With five bedrooms across multiple levels, two full bathrooms, two separate living areas, and all the big-ticket items already done, this home is ready for its next family.