



Anne French  
Your REALTOR®  
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221 N 250 E  
Raymond, Alberta

MLS # A2315235



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher

Tucked away on a quiet street in Raymond, this spacious one-level home offers nearly 1,600 square feet of comfortable living and fantastic value for first-time buyers or savvy investors! Inside you'll find three good-sized bedrooms, a full bathroom, and a bright, functional layout featuring a spacious living room, dining area, and kitchen that makes everyday living easy. Durable laminate flooring runs throughout much of the home, while newer shingles and low-maintenance stucco siding add peace of mind. Step through the sliding patio doors onto the back porch and enjoy the fully fenced backyard, complete with two very large storage sheds—perfect for tools, hobbies, or extra storage. With plenty of off-street parking and a great location street, this property checks all the boxes for comfortable and practical living. Call your REALTOR® and come see this home today!