



Anne French
Your REALTOR®
Love where you live.

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254 N 200 W
Raymond, Alberta

MLS # A2315453



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	1.42 Acres		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Piling(s)	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, washer, dryer, shed (x3)

RARE opportunity to own nearly 1.5 acres right in the heart of Raymond! This unique in-town acreage offers endless possibilities for future subdivision, development, investment potential, or simply enjoying the space and privacy of your very own acreage while still being close to all amenities. The property features a cozy 2 bedroom, 1 bathroom home, back alley access, and three large sheds providing ample storage and workspace options. Conveniently located near schools, the gas station, Dairy Queen, shopping, and more, this property combines small-town convenience with incredible potential. Whether you're looking to develop, invest, or build your dream lifestyle property, opportunities like this don't come around often. Come walk the land with your REALTOR and see the potential for yourself!