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196 S 100 E
Raymond, Alberta

MLS # A2317446



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, dishwasher, microwave, moveable island, window coverings, downstairs deep freezer, downstairs fridge, above ground pool, shed, garage door opener, central AC

Situated on a quiet street in Raymond, this 5-bedroom bungalow has been looked after by owners who put their money into the things that matter. The main floor offers 3 bedrooms and a refreshed bathroom with a new toilet and vanity. New fridge, stove, dishwasher, sink and faucet in the kitchen, paired with freshly painted cabinets, give the space a clean, updated feel. The combined kitchen and dining area is comfortable for everyday use. Downstairs, the fully finished basement adds 2 more bedrooms, a shower-only bathroom, and a storage room with a window that could work as a third basement bedroom with some effort. The suspended ceiling tile is a practical bonus if you ever want to run new wiring or plumbing without touching drywall. The mechanical side of this home has been well looked after: shingles in 2011, furnace in 2012, central A/C in 2019, hot water tank in 2023, and new weeping tile around the exterior. These are the updates that don't show up in listing photos but matter when you own the place. Outside, the yard has been genuinely built up over the years. It's fully fenced with a large front gate wide enough for RV parking, a fire pit area, and an above-ground pool that can be included if the buyer wants it. The paved driveway runs 120 by 20 feet, and the 24x24 garage was built in 2014 with 10-foot ceilings and proper permits and is in full municipal compliance. A practical, well-maintained home with the big items already handled. A good fit for a first-time buyer or small family looking for a solid entry into Raymond.