



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

MLS # A2319343



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

Welcome to this well cared for bungalow sitting on a spacious 0.27-acre lot just a 25-minute drive from Lethbridge and walking distance to the new Raymond High School, Victoria Sports Park, and Hospital! With 5 bedrooms, 3 full bathrooms, a fully finished basement, and a fully fenced yard, this home offers plenty of space both inside and out for a growing family. This home has received many recent updates this Spring, including a new roof, new kitchen countertops, new carpet on the stairs and in the basement, and a fresh coat of paint from top to bottom! The main floor features a bright open-concept layout with hardwood floors throughout the kitchen, dining, and living areas, creating a warm and welcoming space to gather. You'll find 3 bedrooms upstairs, including a comfortable primary suite with a walk-in closet and private 3-piece ensuite. Another full bathroom on the main floor adds convenience to the everyday layout. Downstairs, the fully developed basement offers a large family room centred around a cozy wood-burning stove, along with 2 additional bedrooms, another full bathroom, and a large utility/storage area with a sink beside the washer and dryer setup. Outside, the property continues to shine. The yard is fully fenced and landscaped with mature trees and bushes, creating a peaceful and private setting. There's also a greenhouse, a large garden area, and plenty of room to enjoy outdoor living, whether you love gardening, entertaining, or simply having extra space to spread out. The attached garage is fully insulated and already equipped with in-floor heating pipes ready to be completed, plus built-in shelving, and easily accessible attic space for storage and organization. Thoughtful extras like the manifold plumbing system, high-efficiency furnace, central vac, mud room entry, and oversized pantry/storage space add even more functionality to this

move-in-ready home. If you've been looking for a solid family home with space, comfort, and a great yard in Raymond, this one is definitely worth a look.