



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

305 S 200 W
Raymond, Alberta

MLS # A2322457



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,667 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener(s) & remote(s), underground sprinklers (as is)

Situated on a generous half-acre corner-style lot that backs onto a green space and walking path, this Raymond bungalow offers a fully livable main floor along with a finished walkout basement, making it a good fit for a growing family, an empty nester, and everything in between. The main floor leads with an open floor plan connecting the kitchen, dining, and living room, with the kitchen featuring a center island and walk-in pantry. The living room is anchored by a gas fireplace and opens onto a front porch and patio. A dedicated main floor office gives this layout flexibility that a lot of bungalows don't offer. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. On the main floor, you will also find a half bath for guests. Downstairs, the walkout basement adds three more bedrooms, a 4-piece bathroom, and a large recreation room with its own gas fireplace, ideal for a media space, games area, or both. Basement laundry hookups are in place in addition to the main floor laundry, giving buyers the choice of either setup. With plenty of storage upstairs and down, you'll be able to use your garage for cars. Outside, the landscaped yard includes mature trees, garden space, raspberry and saskatoon bushes, a shed, and still plenty of space to play. The attached double garage, driveway, and parking pad space easily accommodate up to 6 vehicles. The backyard playset and the basement washer and dryer are excluded from the sale. This is a well-laid-out family home with room to grow into inside and out. Come see for yourself!