



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

234 S 100 W
Raymond, Alberta

MLS # A2325459



\$475,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,387 sq.ft. | Age: | 1943 (83 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway, Off Street | | |
| Lot Size: | 0.30 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage heater, window coverings, garage door opener and remote(s), shed, chest freezer

Welcome to this fantastic family home on almost a third of an acre and tucked away on a quiet street in the heart of Raymond, just steps from the town's beautiful green space and walking path! This charming property offers fantastic curb appeal with a large crescent front driveway, a fully fenced yard, and plenty of outdoor space to enjoy. Inside, you'll find 4 bedrooms and 2 full bathrooms, including an incredible spa-like bathroom in the basement that's the perfect place to unwind. The oversized primary bedroom on the main floor offers exceptional space and could easily be converted back into two separate bedrooms if desired. The home has also seen numerous valuable updates, including new dishwasher and kitchen sink, along with a gas stove, and hardwood flooring on the main floor, many updated windows, a newer roof, and a new high-efficiency furnace, providing peace of mind for years to come. The true highlight of this property is the incredible 30' x 40' heated shop—a dream space for car enthusiasts, mechanics, woodworkers, hobbyists, or anyone looking for the ultimate workshop or storage space!! Combining an excellent location, thoughtful updates, a spacious yard, and an absolutely MASSIVE shop, this home is a rare find. Raymond offers many amenities to its residents that are sure to wow - a gold course, grocery store, restaurants, shops, a recreation centre, a community pool/splash park, amazing schools, and so much more! Call your REALTOR® today to book your private showing before it's gone!