

**204004 Twp Rd 6-4
Raymond, Alberta**

MLS # A2333071



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,631 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	3.51 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to your own incredible 3.5-acre country retreat just 1 minute from Raymond and only 15 minutes from Lethbridge! This beautifully maintained and extensively updated acreage is move-in ready and offers the perfect blend of country living and modern convenience! One of the biggest highlights is TOWN WATER, giving you the reliability and convenience of municipal water instead of being on a well! Mature trees, a freshly painted fence, durable metal siding and roof, and not only a large, attached, heated garage but a super single detached garage are other features that make this acreage one of a kind! Inside, you'll love the brand-new fully renovated kitchen with new appliances and cabinetry!! You'll also love all the upgrades including a new washer and dryer, fresh paint, new vinyl plank flooring, all new windows, a brand-new furnace, and new central air conditioning! The home features 2 bedrooms upstairs, a main-floor office or den, plus another large room that could easily be used as a bedroom, hobby room, or extra storage! Outside, the fully fenced property is ready for your animals, a large garden, or simply enjoying wide-open space! The super single detached garage and large heated attached shop offer endless possibilities for car enthusiasts, woodworkers, hobbyists, extra storage, home-based businesses, or all your recreational toys, and there's plenty of off-street parking for vehicles, trailers, and RVs! Quick access to HWY 845 gives this home very convenient access to both Raymond and Lethbridge and all the amenities that they offer: grocery stores, golf courses, hospitals, shops, restaurants, and so much more! This is a fantastic opportunity to own a beautifully updated acreage that's been exceptionally well cared for and is ready for its next owners! Don't miss your chance! Call your REALTOR® today and book your

private showing before this amazing property is gone!