

**375 S 200 E**  
**Raymond, Alberta**

**MLS # A2334512**



**\$440,000**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                 |               |                   |
| <b>Size:</b>     | 1,276 sq.ft.                                             | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |               |                   |

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

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, garage door (s) & remotes

This 2007 Raymond bungalow offers single-level living to keep everyday life simple, with an open main floor built around a kitchen island, a dining area, and a living room warmed by a gas fireplace. At the front of the home is a bright, versatile room that was set up as a hair salon, a rare find for anyone who runs a business from home. A conversion to a proper office was started and then paused partway through, once the carpet was going back in, so the room is ready to go either way: keep it working as a salon, or finish it into a home office. The primary bedroom sits at the back with a walk-in closet and its own ensuite, and a second bedroom, a 4-piece bathroom, and main-floor laundry round out this level. Downstairs, the fully finished basement adds two more bedrooms, a 4-piece bathroom, a separate exercise room, and a large game room that gives the lower level genuine living space rather than leftover square footage, plus plenty of storage. Outside, the fully fenced and landscaped nearly quarter acre lot includes a deck, front porch, play set, raspberry patch, and a shed. A double attached garage and driveway provide plenty of parking. Close to parks, playgrounds, schools, and shopping, this is a practical fit for a growing family looking for more room inside and out, in a small town that stays quiet because it isn't on the way to anywhere. Book your showing today!