Anne French
Your REALTOR®
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54032 RR 20-2
Raymond, Alberta

MLS # A2335261



$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,076 sq.ft.	**Age:**	1962 (64 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	7.91 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Private, Treed		

Heating:	Baseboard, Boiler	**Water:**	Public
Floors:	Carpet, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Brick, Stone	**Zoning:**	Country Residential
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Built-in Features, Open Floorplan, Separate Entrance, Storage		

Inclusions: Fridge X2, Freezer X2, Stovetop, Oven, Dishwasher, Washer, Dryer, All Outbuildings, Irrigation System

Nearly 8 ACRES with incredible privacy, mature trees, a river, a pond, pasture, AND an unbelievable collection of outbuildings just minutes from Raymond?! This is the kind of Southern Alberta acreage that rarely hits the market! Located just 3 minutes from the town of Raymond and approximately 20 minutes from Lethbridge, this spectacular property offers the perfect combination of seclusion, space, and convenience, with only one distant neighbour and an abundance of mature trees creating a beautifully private, park-like setting! The property itself is truly something special, with a picturesque river winding through the acreage, a private pond complete with its own dock for swimming, access to irrigation water, and pasture areas providing plenty of room for several horses or other livestock! The property also has an untreated Town of Raymond water pipeline running along the gravel road, supplying the lawn irrigation system, house, cattle waterers, and barn, while the shop is connected to the Town’s treated water line serving the other acreages along RR 202. A pipe has also already been installed between the shop and house for a future treated-water connection, offering even more flexibility for the next owner! For those needing space for vehicles, equipment, hobbies, livestock, or toys, this property delivers in a BIG way with a quadruple-detached garage (26' X 62'), massive shop (29' X 60'), barn, and a huge driveway offering tons of additional parking! There is room for RVs, boats, ATVs, trailers, work equipment, livestock equipment, and just about anything else you can dream of bringing along! Inside, you’ll find a beautiful and spacious kitchen and dining room that provides the perfect gathering space for family and friends, while the back hot tub enclosure creates an ideal spot to unwind and enjoy the peaceful surroundings! With all the mature trees, natural

beauty, water features, pasture areas, incredible outbuildings, and unbeatable proximity to town, this is a truly unique opportunity to embrace the acreage lifestyle while keeping all of Raymond’s amenities just minutes away! Acreages with this kind of mature landscaping, privacy, water, pasture, and infrastructure simply do NOT come along often in Southern Alberta! If you’ve been dreaming of having room for horses, livestock, RVs, boats, toys, hobbies, and everything in between, call your REALTOR® and book your showing ASAP — this one is far too special to sit around and wait for!

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