

40 N 200 E
Raymond, Alberta

MLS # A2337467



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.60 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private, Rectangular Lot, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-1
Foundation:	Block	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: fridge, stovetop, dishwasher, wall oven, washer, dryer, window coverings, underground sprinklers, sump pump, shed, piano if it is still there

In-town lots this size are rare, and this 1975 Raymond bungalow sits on a full 0.6 acre, with clear space to build the garage or shop the property does not have yet. Inside is comfortable single-level living. The main floor is original and well kept, ready for your own updates in time, with a living area warmed by a gas fireplace and central air for the summer months. Three bedrooms sit on this level, along with a 4-piece bathroom and a 2-piece ensuite off the primary. The lower level is where the opportunity is, and it is sold exactly as it is today. The basement has been taken back to the studs and block, drywall off and flooring up, so the next owner gets a blank slate to finish to their own taste rather than pay for someone else's choices. A full bathroom is already roughed in, the laundry is down here, and a separate side entrance gives the lower level its own access. The past water has been addressed with a sump pump and a backwater valve already in place, and it is fully disclosed. The big-ticket mechanicals are recent too, with the tar and gravel roof, the furnace, and the hot water tank all about eight years old. Outside, the east-facing lot is partially fenced with mature trees, underground sprinklers, a shed, and a long asphalt driveway with plenty of room for RV parking. There is no garage, but there is clear room to add one down the road. A practical fit for a hands-on buyer or a family that wants real space in town and would rather finish the lower level their own way. Close to Raymond's schools, parks, the pool, and shopping. Contact your REALTOR® to schedule your showing to see it for yourself.