Anne French
Your REALTOR®
Love where you live.

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255 N 300 W
Raymond, Alberta

MLS # A2357574

$79,900

Division:	NONE
Lot Size:	0.41 Acre
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	R-1
Water:	-
Sewer:	-
Utilities:	-

MOTIVATED SELLER & PRICED BELOW TAX ASSESSED VALUE! Build your dream home or invest in one of Raymond's most exciting development opportunities! This lot is nearly half an acre, features convenient back alley access, and is approximately 58 ft wide by 315 ft deep. The property has already received Town of Raymond pre-approval for a duplex build, making it an exceptional opportunity for both homeowners and investors and the best part, water, sewer and electricity are already at the lot. Centrally located in the welcoming community of Raymond, you'll enjoy easy access to a golf course, grocery store, gas stations, shops, hospital, schools, a community pool, and all the charm that comes with an amazing small-town atmosphere, while being just 20 minutes from Lethbridge. Come walk the lot, envision the possibilities, and start planning your dream home or your next investment today! * Professional Plans designed by Matt Baines from Anfield Construction and represent possible home builds on the lot.

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