



**GRASSROOTS**

REALTY GROUP

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on Range Rd 20-5A  
Rural Warner No. 5, County of, Alberta

MLS # A2304252



**\$338,000**

Division: NONE

Lot Size: 2.50 Acres

Lot Feat: -

By Town: Raymond

LLD: 7-6-20-W4

Zoning: Country Residential

Water: Public

Sewer: -

Utilities: -

Opportunity meets lifestyle on this exceptional 2.5-acre parcel in the welcoming town of Raymond, just 20 minutes from Lethbridge! This incredible property offers the perfect balance of space and community—one of the only 2.5-acre parcels located just blocks from the elementary and junior high schools—giving you the freedom to build your dream home while staying connected to all the charm and amenities Raymond is known for - schools, restaurants, golf course, shops, a hospital, walking paths, grocery store, gas stations, and so much more! With municipal water rights and irrigation rights already in place, plus electricity and natural gas conveniently nearby, much of the groundwork is set for you to bring your vision to life. The property will feature its own private access driveway directly off Hwy 20-5A, providing both convenience and accessibility. Whether you're dreaming of a hobby farm, wide-open space for your family, or a stunning luxury home surrounded by fantastic neighbours, this lot delivers the flexibility to make it happen. Enjoy peaceful country-style living without sacrificing proximity to schools, parks, shops, and more. Don't miss your chance to secure a rare piece of land in a truly special community—call your REALTOR® today and come see the possibilities for yourself!