



**155E 100N**  
**Raymond, Alberta**

**MLS # A2306481**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,538 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking		
<b>Lot Size:</b>	1.35 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Wood Siding	<b>Zoning:</b>	GENERAL RESIDENTIAL R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Bsmt Fridge, Bsmt Stove, TV wall mount bracket, Bsmt Washer, Bsmt Dryer

Acreage living in the heart of Raymond—especially with this much space—does not come up often. Set on approximately 1.35 acres and within walking distance to amenities, this impressive bungalow offers over 5,300 sq. ft. of total developed space, including more than 3,500 sq. ft. all on one level. With a total of 9 bedrooms and 4 bathrooms, this home presents a wide range of opportunities—whether you’re looking for multi-generational living, space for a large family, or flexibility for home-based work, hobbies, or additional living arrangements. The main level features 6 bedrooms and 3 bathrooms, including a spacious primary bedroom with ensuite and built-in closet storage. Several of the additional bedrooms are larger than what you typically see, giving you even more options to make the space work for your needs. The living room is filled with natural light from large windows, while the family/great room—with access to the backyard—is the perfect spot for movie nights and everyday living. The kitchen is designed for gathering, featuring a large island, pantry, and extensive cabinetry, flowing into a dining area that can easily host both everyday meals and larger get-togethers. With the amount of space inside and out, this home makes it easy to host—whether it’s your family or larger gatherings. The basement includes an illegal suite with a separate entry, offering additional flexibility for extended family or other living options. The lower level features 3 bedrooms, 1 full bathroom, and a dining/flex space, creating a comfortable layout that doesn’t feel like your typical basement suite. Upgrades include newer windows and doors, R50 insulation in the attic, a newer kitchen, updated electrical, as well as a newer furnace and A/C (approximately 3.5 years old), adding to the overall

value and peace of mind. Outside, the property continues to impress with an oversized attached heated garage, two double driveways (front and side), a large back patio, and an east-facing deck protected from the west winds. The land is ideal with plenty of room to enjoy, including a private grove of trees that creates a peaceful corner sanctuary and oasis. There is also garden space, an apple tree, chokecherry bushes, and a large shed with bay door and man door access. With the size and location of the lot, there are future opportunities to consider as well. There is a lot to take in with a property like this, and it truly needs to be experienced to appreciate all it offers. Floorplans are available to help showcase the layout, along with a virtual tour if you want to take a closer look. Homes like this—offering this much space, flexibility, and in-town acreage living—do not come up very often.