



40 S 100 E
Raymond, Alberta

MLS # A2313310



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Alley Access, Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stone	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows, Wood Counters, Wood Windows		

Inclusions: Fridge, stove, dishwasher, microwave, wood burning stove.

Welcome to this beautifully updated 5 bedroom, 1 full bathroom, 2 half bathroom home located in the heart of Raymond. This home has seen numerous upgrades throughout, making it move-in ready and perfect for families. The main level features 3 bedrooms, a fully renovated 4 piece bathroom completed just 3 weeks ago, and a primary bedroom with its own updated 2 piece ensuite completed in 2024. The spacious living room is filled with beautiful natural light from the large windows, while the stunning kitchen was completely renovated just 6 months ago with all new appliances, countertops, and finishes. The kitchen flows seamlessly into the dining area, creating a great space for everyday living and entertaining. Additional updates on the main floor include vinyl plank flooring throughout, fresh paint, and new baseboards and trim, all completed within the last year. Downstairs you’ll find 2 more bedrooms along with a large rec room/family room, giving plenty of extra living space. The utility room includes the washer and dryer, furnace (2012), hot water tank, sink, and a fully functioning toilet. The basement also features a convenient cold storage room. One of the standout features of this property is the outdoor space. The fully fenced and landscaped backyard offers back alley access, a shed for extra storage, and a fully covered courtyard area that is perfect for entertaining, BBQs, or even setting up a hot tub. This home is in an excellent location, just minutes from Main Street with local businesses, schools, and everyday amenities. You’re also only minutes away from the new high school and sports fields, making it a perfect spot for families.