



**340 E 400 N**  
**Raymond, Alberta**

**MLS # A2317074**



**\$484,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,925 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Driveway, Off Street		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, over the range microwave X 2, all window coverings

Investor or multigenerational family dream!!! This beautifully renovated one-level bungalow with an attached legal suite offers an incredible opportunity for investors seeking strong rental potential or families looking for flexible living arrangements under one roof while maintaining privacy! Each side of the home features 3 spacious bedrooms, its own kitchen, generous living space, and separate mechanical systems, including two brand-new high-efficiency furnaces and two new hot water tanks! One side boasts two full bathrooms, including a private ensuite in the primary bedroom, while the other side offers one and a half bathrooms with a convenient half-bath ensuite! The entire home has been extensively renovated from top to bottom, including stunning new kitchens, updated bathrooms, new flooring, fresh paint, new windows, new heating systems, and all new baseboards and trim, making this a truly turnkey, move-in-ready property! Outside, you'll appreciate the long driveway and carport providing plenty of off-street parking, while the good-sized fenced backyard offers ample room for kids, pets, gardening, and entertaining! Opportunities like this don't come along often&mdash;whether you're looking to generate income, accommodate extended family, or both, this property delivers exceptional value and versatility! Call your REALTOR&reg; today and come see this fully renovated, move-in-ready bungalow before it's gone!!!