



GRASSROOTS
REALTY GROUP

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61048 HWY 844
Raymond, Alberta

MLS # A2321535



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,366 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	9.74 Acres		
Lot Feat:	Other		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Storage		

Inclusions: Peka roll shutters, all shelving in shop, compressor down, work benches, garden sheds, freezer down

First time on the market in 25 years. This 9.74 acre beauty is located on pavement, and right on the West edge of Raymond. The yard has pretty much been built from the ground up since the current owners purchased it. There was a shop and old house, and a few trees back then, but a labor of love and hard work has created this country oasis! The house is a 1366 sq ft Willow Creek Homes bungalow from 2002, with 4 bedrooms and 3 bathrooms, while the hobby room down could easily be converted to 2 more bedrooms if needed. Other features include city water, main floor laundry, a sprawling country kitchen with vaulted ceilings, newer appliances, convenient basement entrance, and 2 separate decks to maximize your outdoor living enjoyment! The yard is brimming with a large variety of trees, shrubs, bushes, perennials, you name it, its growing here! The entire property is kept lush and green with irrigation water from the R.I.D. The majority of the property is fenced and cross fenced for livestock, with a large rear dugout. The outbuildings might be the centerpiece of this unique property, previously used as a car/skidoo dealership, also selling parts, along with rear service bays. The main shop is a Behlen steel frame structure that measures up at 35' x 62'. It has 20 ft ceiling height, 2 overhead doors, concrete floors, heat, 220 power, some work benches, you name it! The SE corner was utilized for storage, office space, etc. On the east side of the shop, there is a 32' x 36' attached "showroom" for additional space. No need to downsize, cuz this property has more than enough room for all your treasures, or maybe your hobby/home business ideas ! The possibilities here are virtually limitless!