



**12 Aspen Arbor  
Raymond, Alberta**

**MLS # A2321954**



**\$779,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,050 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

**Inclusions:** all window coverings including curtains, rods, and blinds

Country living right on the edge of town?! Properties like this almost never come along. This incredible two storey home is brimming with character, and sits on the most beautiful 2 acre property just on the edge of town on town services. The main floor features a spacious living area, a formal dining room with the original accordion doors, a lovely updated kitchen, the large primary bedroom with access to a full 4 piece bathroom, and a nice size laundry room and mudroom too. You’ll love the tall ceilings, hardwood floors, and huge windows throughout. Upstairs is a family’s dream. There are 5(!!) great size bedrooms, all of them full of neat details and charm. There is another full four piece bathroom that has been updated. This home was put on a brand new foundation in 2014 and saw plenty of updates at the same time: new HVAC, plumbing, electrical, and so much more. The basement is open for future development, and has tons of space to make your own! This property is tucked away in a beautiful corner of town, with views of the lake where you can go fishing or enjoy the new waterpark in the summer. The back deck is the perfect place to relax and take in the mountains. Your view is only elevated by the lush trees with no neighbours behind. You are just a couple minutes to the golf course, and the paved walking path that winds you all throughout town. It truly is the best of both worlds, country living with no neighbours around, but five minutes to groceries, pharmacies, restaurants, the outdoor swimming pool, tennis and pickle ball courts, outdoor basketball courts, wonderful schools including the brand new high school opening Fall 2026, and so much more. Raymond is a lovely community just 20 minutes from Lethbridge, that has everything you need! Come see this place and walk the property to realize it is your family’s acreage dream come true.