



**89 E 200 N**  
**Raymond, Alberta**

**MLS # A2325407**



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, RV Access/Parking		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Garden, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

If you know Raymond, you know this Christmas light house&hellip; and if they do that good of a job with their Christmas light display, just wait until you see the inside! This bungalow on a great size corner lot has seen plenty of updates throughout the years, and beams with pride of ownership. Through the front door you are greeted with a spacious front entrance with custom built ins that set the tone for the whole home. The main floor features a huge living room with floor to ceiling windows on one wall, providing the best natural light for days. A wood burning fireplace (it gets serviced every year!) rounds off this space, making it super cozy and inviting. Then in to the large formal dining room with custom wall treatment, and the kitchen is at the back of the home with even more custom wall treatments, a breakfast nook, pantry, plenty of counter space and cabinets, stainless steel appliances, and a charming window right over the kitchen sink. There&rsquo;s a nice patio door that leads out to your massive deck where you&rsquo;ll love sitting and enjoying the day or watching the kids play in the fabulous back yard. Two more bedrooms and a full four piece bath round off this floor, and another great feature&hellip; there are closets everywhere in here!! There is more storage space than you&rsquo;d know what to do with upstairs and down! The basement features a separate entrance, perfect if you run your office from home. Downstairs hosts 2 more good size bedrooms, an awesome family room, a massive storage room, another full 4 piece bathroom, as well as your laundry and mechanical room. Windows were done about 8 years ago, one furnace is just 5 years old, there is air conditioning and underground sprinklers&hellip; just bring your family and move in! We haven&rsquo;t even gotten to the yard yet, and there&rsquo;s so much to say about it&hellip; there is room for

everything back here. There's a lovely garden spot with raised beds, enough room for the kids to run, the perfect place for a playset or maybe extra parking if that's more your jam, a fire pit area, a covered patio spot, built in storage and a shed, and there's a double swinging gate if you need access back here. The attached wide carport provides great shelter, and there's plenty of off street parking. This home is in a great central location with quick access to amazing amenities like the outdoor swimming pool, restaurants, groceries, a great cafe, pharmacies, medical clinic and hospital, ice rink, tennis court, k-12 schools including a brand new high school opening fall 2026, and so much more. Come see all this incredible place has to offer before it's gone!