



GRASSROOTS

REALTY GROUP

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30 N 250 E
Raymond, Alberta

MLS # A2325432



\$609,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,711 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Many Trees, Private | | |

| | | | |
|--------------------|--|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Stone, Wood Frame | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Storage | | |

Inclusions: hot tub

This incredibly special family home is ready for its next chapter. This is a sprawling two storey tucked away on one of the best streets in town, with a secret garden type yard you’re going to fall in love with. You’ll be wowed the moment you open the front door to the vaulted ceiling that makes everything feel grand and unique. There is a massive living room to your left with floor to ceiling windows and a three sided gas fireplace. Straight ahead is a spacious dining nook with even more floor to ceiling windows, and a great size kitchen with newer granite countertops and stainless steel appliances. There’s a double wall oven, induction cooktop, fridge, dishwasher, and plenty of counter space to make this a great working space. The charming window over the kitchen sink looks out on to your dreamy yard. You can watch the kids play while you’re getting your chores done! There is another dining room to your left, with more windows, and access to your rear deck and hot tub!! This floor just keeps on going. You have a half bath nicely tucked away from your living areas, a full laundry room with plenty of storage, another great size bonus/tv room, and a mudroom right off your oversized garage. Upstairs packs even more wow factor with the addition that was added on about 15 years ago. When I tell you the primary bedroom is huge… I’m not lying. It’s an entire own primary oasis up here!! The perfect place to retreat after a long day, with enormous amounts of space to make your own. You can enjoy a soak in the jacuzzi tub in the four piece ensuite. There are 2 more bedrooms up here, both with vaulted ceilings and another 4 piece bathroom with newer granite countertops for the kids! The basement is fully finished with yet ANOTHER family room, two more good size bedrooms, two storage rooms, and a four piece bathroom that has

practically a swimming pool for a tub!! Under the stairs is the cutest built in playhouse the kids are going to be so excited about! Outside is your backyard you'll truly fall in love with. A huge deck spans the entire back of the home, and half of it is covered, including the hot tub portion. The fabulous private yard has mature trees all around, and even features a custom built playhouse with swings to give your kids that 90s summer you've been dreaming of! At the back is a lovely garden space and a fire pit area too. The oversized double garage was part of the new addition from about 15 years ago. It's just shy of 31' wide and has sooo much room for 2 cars and plenty of storage. This home really is tucked away on an amazing, quiet street that just happens to be a 2 minute walk from the brand new high school opening Fall 2026, plus the other k-9 schools are just minutes away. Raymond is brimming with exceptional amenities, and is just a short 20 minute drive from Lethbridge. Come have a look and see why you should write your family's next chapter here.