



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

152S 100E
Raymond, Alberta

MLS # A2328433



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,607 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.46 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Underground Sprinklers, Window Coverings, Three garden/planter boxes, Two sheds, John Deere L110 ride 'em mower, Cement benches and round table in backyard

Nestled in the heart of the quiet community of Raymond, this beautifully landscaped, quaint cottage style bungalow would make the perfect home for a family looking for space. The open, airy main floor is bathed in sunlight, complimented by a tastefully updated kitchen, and a large dining room area, which extends in a comfortable sun-room, which further extends outside into an absolutely gorgeous backyard retreat. The main features include five bedrooms, three full bathrooms, and two fireplaces, including some updated windows, a six year old hot water tank, and a seven year old roof. Gardeners will appreciate the cherry, plum and apple trees, along with raspberry bushes and a huge garden area. Plenty of extra parking, both at the side of the house and conveniently adjacent to the back alley. This unique home should really be seen in person, so that one can fully absorb all it has to offer. Call your REALTOR® for a showing!