



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

180 E 400 N
Raymond, Alberta

MLS # A2329128



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,391 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Lawn, Treed		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings (except gray ones in living room), garage door opener and remote(s), garage heater, A/C unit X 2 (window A/C unit as is), piano

This fantastic Raymond home checks all the boxes for families, hobbyists, downsizers, and anyone looking for a little more space! Sitting on a spacious corner lot in a quiet area of town, this five-bedroom, two-full-bathroom home offers plenty of room to spread out both inside and out! The main floor is filled with natural light and features beautiful bamboo flooring, vinyl windows, a spacious living room with a cozy wood-burning fireplace, and a functional kitchen with loads of cabinetry and countertop space! There is no shortage of storage throughout the home, and the basement offers a dedicated workshop area that could also be transformed into an incredible amount of storage space. Outside is where this property really shines, with a BRAND-NEW garage/shop that has just been built in the backyard! Heated, insulated, and drywalled, this is the ultimate space for a car enthusiast, woodworker, hobbyist, home-based tinkerer, or anyone with lots of toys to store, whether that means boats, cars, ATVs, or even an RV! There's also a spacious garden shed for even more storage, plus a gravel driveway at the front offering plenty of off-street parking! Add in the cute front porch and spacious lot, and you have a home that is as practical as it is charming! This would make an amazing family home, or the perfect place for those looking to downsize from a farm or acreage without giving up the space, workshop, parking, and storage they've grown accustomed to! Located on a quiet corner of Raymond, you'll enjoy small-town living while being just 20 minutes from Lethbridge, with all of Raymond's fantastic amenities close by, including schools, parks, playgrounds, the Raymond Aquatic Centre, recreation facilities, shopping, restaurants, walking paths, the beautiful coulee and reservoir area, and a welcoming community atmosphere that makes Raymond such a wonderful

place to call home! If you've been looking for a property that offers space, storage, a brand-new heated shop, and small-town living with the city just a short drive away, this one deserves a look! Call your favourite REALTOR® and book your showing right away—you won't want to miss this one!!!