



GRASSROOTS
REALTY GROUP

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243 N 200 W
Raymond, Alberta

MLS # A2329896



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters

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

Inclusions: Window Coverings including Curtains, rods and blinds

Meticulously maintained, thoughtfully updated, AND located on a .54 acre lot?! This home is a must see! The main floor boasts a great size living room, a nicely updated kitchen with new cabinets, granite countertops, newer appliances, and a dining room with a walk in pantry too! All the bathrooms have been nicely updated and are so fresh and clean. There are two bedrooms on the main floor, plus the primary with a 2 piece ensuite and a huge closet. A four piece bathroom and the perfect size laundry room round off this floor. The basement has been fully finished with permits, and features two more bedrooms, another fresh four piece bathroom, as well as 2 storage rooms, and a massive family room. There's plenty of space for the kids toys, and you can host all your family and friends down here with room to spare! You'll love the oversize garage, with it's 10' door, and a man door to the backyard as well. Outside is a newer patio area with a beautiful pergola. This is the perfect place to sit and enjoy the day and admire your massive backyard. The kids can play every sport imaginable and run wild in a nice, safe neighbourhood that is just a 2 minute walk to the schools! Raymond is just a short 20 minute drive to Lethbridge, and is a charming town with fantastic amenities like the outdoor swimming pool, ice arena, tennis & pickleball courts, outdoor basketball and beach volleyball courts, a brand new fitness facility, dance studio, great doctors, dentists, and so much more. Come see why people love settling down in this wonderful community with extra space and room to run!