



**GRASSROOTS**  
REALTY GROUP

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80 N 250 E  
Raymond, Alberta

MLS # A2337105



**\$619,900**

|           |                                                                      |        |                   |
|-----------|----------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                 |        |                   |
| Type:     | Residential/House                                                    |        |                   |
| Style:    | Bungalow                                                             |        |                   |
| Size:     | 1,491 sq.ft.                                                         | Age:   | 1994 (32 yrs old) |
| Beds:     | 4                                                                    | Baths: | 3                 |
| Garage:   | Double Garage Detached, Driveway                                     |        |                   |
| Lot Size: | 0.38 Acre                                                            |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Underground Sprinklers |        |                   |

|             |                                                              |            |    |
|-------------|--------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                   | Water:     | -  |
| Floors:     | Hardwood, Vinyl Plank                                        | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | -  |
| Basement:   | Full                                                         | LLD:       | -  |
| Exterior:   | Brick                                                        | Zoning:    | R1 |
| Foundation: | Poured Concrete                                              | Utilities: | -  |
| Features:   | Closet Organizers, Granite Counters, Kitchen Island, Storage |            |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, deep freeze, air conditioning, underground sprinklers, gemstone lights, shed, cabinet (negotiable)

Absolutely stunning, completely turnkey, and truly done up to the nines, this beautifully renovated home is located on one of Raymond's most desirable streets just steps to the new High School and Victoria Sports Park and offers an incredible combination of style, functionality, updates, and outdoor living! The oversized double-detached garage is a true standout, which fully insulation throughout and finished with real plywood, making it incredibly well insulated and warm inside almost year-round—perfect for vehicles, projects, a workshop, or storing all your toys! The property also features underground sprinklers, Gemstone lights, newer central air conditioning, a newer high-efficiency furnace, a brand-new hot water tank, newer roofs on both the house and garage, and a roughed-in generator outlet on the side of the home. Inside, the home has recently undergone an incredible renovation and has been freshly painted, creating a beautiful, modern and inviting space that is truly move-in ready! The kitchen is a dream, featuring beautiful granite countertops, a HUGE island, an abundance of cabinetry and an impressive amount of countertop space, plus stainless steel appliances—giving you all the room you need for cooking, entertaining and everyday family life! The gorgeous granite countertops are also carried through all three full bathrooms for a cohesive and elevated finish throughout the home. Both the primary bedroom and the additional upstairs bedroom feature luxury vinyl plank flooring, while two separate living rooms provide incredible flexibility—perfect for entertaining, creating a dedicated kids' playroom, or having one space for the adults and another for the kids! Downstairs you'll find two additional spacious bedrooms, a convenient laundry room, a versatile den that would make an

excellent home office, storage room or additional playroom, and a dedicated HUGE storage room with plenty of space to keep everything organized. The lower level also features a brand-new natural gas-burning stove that adds incredible warmth, character and ambiance to the space, making it the perfect spot to cozy up and relax! Even more impressive, all of the basement walls and ceiling have been spray foamed, providing additional soundproofing between the two levels while also helping tremendously with energy efficiency and utility costs! Outside, the yard is truly spectacular and has been meticulously maintained from front to back! The fully fenced backyard features a large garden area, raspberry canes, a concrete pad poured specifically for a basketball area, and a gorgeous two-tier deck offering multiple spaces for relaxing and entertaining. The mature landscaping is absolutely incredible all kinds of beautiful trees creating a private, established and peaceful setting. The front yard is equally impressive and has been lovingly maintained, while the generous driveway offers plenty of off-street parking for vehicles, trailers, boats and all your other toys!