



GRASSROOTS
REALTY GROUP

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63009 RR 210
Raymond, Alberta

MLS # A2337964



\$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,961 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	11.50 Acres		
Lot Feat:	Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Soaking Tub, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote(s), all out buildings

Peace, privacy, space, and opportunity await on this beautiful acreage just outside Raymond! Located on almost 12 acres and only approximately 20 minutes from the City of Lethbridge, this property offers the perfect blend of country living, convenience, and room to grow! Surrounded by mature trees and wide-open spaces, this peaceful acreage provides a truly special ambiance! With no neighbours immediately surrounding you, you can enjoy the quiet sounds of nature, listen to the birds, and watch wildlife as it moves throughout the property! There is plenty of space for kids and grandkids to run, play, and explore, along with extensive pasture areas ideal for horses and other animals! The property itself has so much to offer, including a horse barn, hay shed, several garden sheds, a dugout for irrigation water, and town water for drinking water! Whether you're looking to keep horses, expand your gardens, enjoy a more self-sufficient lifestyle, or simply have plenty of space around you, the possibilities are abundant! The home has received numerous updates and renovations, offering comfortable living with beautiful character throughout and includes a double attached garage that enters right into the main floor laundry room ! The main level features hardwood floors, a gorgeous kitchen, and a stunning front living room that is both inviting and impressive! With a newer roof, newer furnace, and newer hot water tank you have peace of mind knowing that the home has been well maintained! With four large bedrooms—two upstairs and two downstairs—and two spacious bathrooms, there is room for everyone! The cozy yet generous upstairs living room features a natural gas fireplace, creating the perfect gathering space on cool evenings, while the downstairs family room offers a second natural gas fireplace and another comfortable place to relax! The

basement also provides a large storage room, giving you plenty of space for all the extras that come with acreage living! At the back of the home, you'll find a convenient office area as well as a beautiful back covered deck, where you can sit, unwind, and take in the peaceful surroundings and beautiful views of your acreage! Imagine enjoying your morning coffee surrounded by mature trees, fresh air, birdsong, and the natural beauty of the countryside! This is an acreage that truly has room for a larger family, those looking to transition from a larger farm, or anyone dreaming of more space, privacy, and freedom! With nearly 12 acres that include outbuildings, corrals, stock waterers, horse shelters and pasture and a home that has seen many important updates, there are so many opportunities to make this property your own and continue growing into its potential! Come experience the peace and possibilities for yourself! Call your REALTOR® and book your private showing today!!!