



GRASSROOTS
REALTY GROUP

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11 E 300 N
Raymond, Alberta

MLS # A2340116



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,236 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

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

Overflowing with character and lovingly maintained over the years, this wonderful Raymond home is ready to welcome its next owner!!! Offering 6 bedrooms, 2.5 bathrooms, and a super single attached garage, there is plenty of space here for a growing family, guests, hobbies, or a home office! Inside, you'll find so many charming details that give this home its personality, including beautiful parquet flooring, character-filled doors and trim, a formal dining room perfect for family dinners and entertaining, and an upstairs balcony that adds such a unique and timeless touch! The main level also features a walk-in bathtub with numerous settings and features designed for comfort and convenience, while some newer windows and a hot water on demand system adds another great practical upgrade! Outside, mature trees surround the property and help create a welcoming, established feel! Located in the friendly community of Raymond, you'll enjoy access to fantastic amenities including schools, parks, walking paths, recreation facilities, a swimming pool, golf course, library, medical services, restaurants, shops, grocery options, and more, all while being just a short drive from Lethbridge! This is a home that has been truly lived in and cared for, with character you simply don't find in every property! Call your REALTOR® and book your viewing today!!