



**GRASSROOTS**  
REALTY GROUP

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**379N 300 E**  
**Raymond, Alberta**

**MLS # A2342335**



**\$420,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                                      |               |                   |
| <b>Size:</b>     | 1,456 sq.ft.                                                                  | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 5                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Aggregate, Off Street, Parking Pad, RV A |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Standard Shaped Lot                         |               |                   |

|                    |                                                                          |                   |     |
|--------------------|--------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum, Tile                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                             | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Wood                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), High Ceilings, Storage, Vinyl Windows |                   |     |

**Inclusions:** Fridge, stove, dishwasher, garburator, washer/dryer, window hardware/coverings, 2 freezers in basement, hood fan, shed as is/where is

What if the life you've been craving is a little farther away from the city? Less traffic. Less noise. Less rushing. More space, more fresh air, more community and a little more time to actually enjoy where you live. If you've been dreaming about escaping the hustle and settling into a slower pace of small-town living, this beautifully updated home deserves a look. And if you're tired of exhausting electricity bills, you'll want to hear this. This home is equipped with a solar panel system designed to help keep energy costs down, and last month the power bill was just \$12! That's a huge difference from the monthly utility costs many homeowners have become accustomed to, leaving you with more money for the things that actually matter. Inside, you'll find 5 spacious bedrooms with plenty of flexibility for a growing family, guests, a home office, playroom or whatever your life needs next. The oversized living room creates a warm gathering space, complete with a beautiful electric fireplace that makes cozy evenings at home feel effortless. The home has been lovingly updated, so you can enjoy the benefits of moving somewhere fresh without taking on a long list of projects. New roof, new windows, fresh flooring, updated light fixtures and a full repaint give the entire home a bright, refreshed feel. A welcoming foyer and thoughtfully designed mudroom add practical space for busy family life while keeping the everyday chaos contained. Outside, you'll find a manageable yard that's easy to enjoy without the upkeep of a larger lot. While the lot is smaller than many in Raymond, there is still room to explore the possibility of adding a garage. According to the Town of Raymond, the maximum permitted garage size is 528 sq. ft., with a discretionary maximum of up to 900 sq. ft. A future garage would most likely mean relocating the existing

driveway or applying for a secondary driveway, offering the opportunity to add additional parking, storage or workshop space (buyer to do their own due diligence with the town). The newly built back deck is ready for summer barbecues and morning coffee, while the RV plug-in out front adds even more flexibility for weekend adventures. This is more than a move to a new house. It's an opportunity to step away from the busy city lifestyle and into something simpler, quieter and more affordable. A place where you can spread out, enjoy your home, lower your energy costs and finally have a little more room to breathe. If you've been saying, "I just want to get out of the city," maybe this is your sign. If you still need more room - the blue home with a garage could be yours too!