



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

324 E 350 N
Raymond, Alberta

MLS # A2343982



\$624,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,454 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

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

Tucked away in a quiet cul-de-sac in the family-friendly community of Raymond, this beautifully maintained home offers a fantastic layout that would be perfect for a young family! A welcoming front porch leads you into a bright, open-concept main level where the kitchen, dining, and living spaces flow together beautifully for both everyday living and entertaining. Hardwood floors add warmth throughout, while the kitchen features updated granite countertops and freshly painted cabinetry for a fresh, inviting feel. The home offers five bedrooms and three full bathrooms, including a spacious primary bedroom with its own walk-in closet and ensuite. New carpet throughout adds another great update, while the basement provides even more functional living space with a gym area, cozy natural gas fireplace, wet bar and plenty of storage throughout the home. The basement bathroom has a dual vanity and a pocket door separating the tub/shower area so the kids or guests can get ready without any hassle. Outside, the fully fenced yard is ready for family fun with a huge back deck, large cement patio that would be perfect for a hot tub, garden shed, dedicated garden area, and a graveled space ideal for a kids' playset or above-ground pool. The double attached heated garage features an epoxy-coated floor, and the huge driveway provides tons of additional parking, including room for an RV! Raymond is a wonderful place to call home with schools, parks, walking paths, a recreation centre, swimming pool, golf course, library, hospital and medical services, shops, restaurants, cafes, and more, all while being just a short drive from Lethbridge. With its great layout, family-friendly location, fantastic yard, and so many thoughtful features, this is a home you won't want to miss! Call your REALTOR® and book your showing today!

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