



GRASSROOTS
REALTY GROUP

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310E 300 N
Raymond, Alberta

MLS # A2346635



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,443 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: ALL APPLIANCES SOLD "AS IS": fridge, stove, dishwasher, washer, dryer, fridge in garage, water filtration system, garage door opener with 1 control, hot tub "as is"

Priced to sell! Looking for a property with great potential? This spacious 1443 square foot bungalow is the perfect opportunity for investors, renovators, or buyers wanting to build equity. With 6 bedrooms, 3 bathrooms, and a fully developed walk-up basement, there is plenty of space for a growing family. The main floor features a spacious living room, and dining area that opens onto a covered deck overlooking the fully fenced yard with dog run - ideal for pets and outdoor enjoyment. Additional features include a detached double heated garage with workshop (wood stove outside of garage for additional heat source - sold as is) , hot tub sold as is, and important updates already completed; house and garage singles replaced 2021, hot water tank replaced 2021, furnace replaced 2010. Bring your vision and make this home shine again. A great opportunity for a great price!