



GRASSROOTS
REALTY GROUP

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228 E 200 S
Raymond, Alberta

MLS # A2349453



\$362,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Kitchen Island, Soaking Tub, Storage		

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

This spacious bungalow in Raymond offers a rare combination of character, comfort, and practical living space! With over 1,400 sq. ft. on the main level, 3 bedrooms, a single detached garage, a huge yard, and an impressive amount of off-street parking, this home is a great fit for anyone looking for space both inside and out. One of the standout features is the warm and inviting living area, where exposed log walls, a striking stone feature wall, wood-burning stove, vaulted ceiling, and beautiful wood beams create a cozy cabin-inspired atmosphere that gives the home plenty of personality. Large windows bring in an abundance of natural light, while the open connection between the living area and kitchen makes the main living space feel bright and welcoming. The kitchen offers plenty of functionality with updated cabinetry, a central island for additional prep space and seating, stainless steel appliances, and easy access to the main living areas. The home also features a newly updated bathroom, adding a fresh and modern touch to the otherwise warm, rustic character throughout. All three bedrooms are generously sized, with plenty of room for furniture, storage, or flexible use as a home office, guest room, or hobby space. A spacious laundry area adds even more everyday convenience. Outside, the oversized yard provides tons of room for kids, pets, gardening, entertaining, or future ideas, while the abundance of parking is ideal for multiple vehicles, trailers, or recreational toys. The detached single garage adds additional storage and protection from the elements. Clean, well cared for, and move-in ready, this is a unique Raymond home with loads of space and character that would be difficult to recreate. Located in a family-friendly community with schools, parks, recreation, shopping, restaurants, medical services, and other everyday amenities, while

still being only about 20 minutes from Lethbridge, this property offers small-town living without sacrificing convenience. Call your REALTOR® and book your showing today!