



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 N 100 E
Raymond, Alberta

MLS # A2349709



\$464,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Storage		

Inclusions: basement fridge, stove, dishwasher, washer, dryer, shed x3

Come check out this shocking transformation! Recently renovated, income potential, and it's cute cute cute!! This bungalow on a spacious corner lot with illegal suite in Raymond has just received a major overhaul and is ready for it's next owner. Two kitchens, two laundry rooms, and separate entrance make this place a smart investment. The main floor features 3 great size bedrooms, a huge living room with natural light for days, dining room with large window, a brand new five piece bathroom with double sinks, and the nicely updated kitchen. The kitchen has more cabinets than you could ever dream up, new appliances, new countertops, new lighting, new kitchen sink and faucet, and you'll love the cute window over the sink to enjoy the day while you do the dishes. This place truly has been transformed, but there is so much natural charm they've preserved. The basement is set up perfectly with a non conforming suite with separate laundry just at the bottom of the stairs for the upstairs suite. There are 2 bedrooms, a brand new (CUTE!) kitchen, dining room, large living room with built ins, another laundry room for the basement, plus a brand new 4 piece bathroom with nice size vanity. There's plenty of new windows, all new flooring, upgraded electrical service, new lighting, 2 sets of appliances, new kitchen downstairs, fresh paint and finish work throughout, rebuilt stairs at the front, and SO much more. These sellers have poured so much work in to this place to get it ready for the next owner to enjoy. This home is located on a .26 acre corner lot with plenty of mature trees (including an apple tree), tons of off street parking, and 3 sheds for all the storage you could ever need. The yard is nice and private and there's so much room for the kids to run and play. You are just half a block from groceries, pharmacies, K-12 schools, the outdoor swimming pool, beach volleyball courts,

tennis and pickleball courts, parks, playgrounds, and more. Give your REALTOR® a call and come appreciate every single thoughtful detail that has been poured in to this home!