



GRASSROOTS
REALTY GROUP

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275 W 100 S
Raymond, Alberta

MLS # A2349765



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,305 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	1.15 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: shed x2

The one you've been waiting for! Welcome to this accessible friendly bungalow in a truly exceptional location, on just over an acre of land. The main floor does not have a single stair, and hosts everything you need for every day living. You'll love the recently updated kitchen with its quartz countertops, stainless steel appliances, plenty of cabinets, garburator, built in toe kick vacuum, and a massive window right over the kitchen sink. The dining room is just off the kitchen, and a great size living room too. The main floor has new carpet and new vinyl plank flooring as well. The primary bedroom is a great size, and features a 3 piece ensuite and a walk in closet. Just off the garage you'll find your mudroom/laundry room, perfect for keeping the mess tucked away. Another bedroom and a four piece bathroom round off this floor. The basement features 2 more bedrooms, a ton of storage space, another 3 piece bathroom, and a large family room with a gas fireplace to keep things cozy. The basement windows are all a great size, and well above grade, making this space full of natural light. Pride of ownership is evident the moment you step through the front door. This home has been so well taken care of. Outside is simply, the best. A wrap around deck that is totally protected from the wind is where you'll want to spend all your time. There are tons of trees, strategically planted along the west side to give you that great wind block. There's an attached, great size double garage, as well as plenty more parking space if you have trailers or an RV. The garage even has separate access to the basement if you need it. This home is tucked nicely right on the edge of town so you get the best of both worlds, a dreamy acreage feel, with town services. You're just a few minutes walk to schools, groceries, pharmacies, restaurants, the outdoor swimming pool with

waterslides, tennis and pickleball courts, outdoor basketball and volleyball courts, and so much more. Raymond is a town brimming with extracurriculars for the kids. Come see all this incredible place has to offer!