



Anne French
Your REALTOR®
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275 S 250 W
Raymond, Alberta

MLS # A2169918



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,728 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, washer, dryer (as is), blinds, tv in the kitchen, garage door opener, shed, gemstone lights, dresser in master

Looking for a well-laid out home in a fantastic cul de sac within an incredible community?! Look no further, you just found it!! This bungalow style home, located in the town of Raymond, just 20 minutes from the city of Lethbridge has three bedrooms on the main level, two bedrooms PLUS a bonus room downstairs, three full bathrooms, and high quality finishes! Some of the many notable features in this home include: alder-wood cabinetry, a sizeable island, a pantry in the kitchen, hardwood floors, a natural gas fireplace, stainless steel appliances, a double attached garage with mezzanine storage, a large outdoor shed, plenty of gardening room, a HUGE ensuite bathroom with in-floor heat and walk-in closet in the primary bedroom, open living space both upstairs and downstairs, stucco siding, new shingles, new central air conditioning, storage rooms galore, and so much more!! The fully fenced, massive backyard lends itself to a space for those with a green thumb, kids who like to play outdoors, or those with dogs or other outdoor pets. Inside, from the dining room, to the upstairs living room with a newly shiplapped feature wall, to the basement family room, there are plenty of gathering room for growing families or those who wish to own a place where all the kids can return home and get together! From the back mud hall to the humongous downstairs laundry room, finding a space for coats, boots, and dirty clothes is an easy task. This home comes with all of its appliances as well as gemstone lighting so you will never again have to worry about your significant other climbing on the roof around the holidays! From convenience to comfort, this home checks all the boxes and is ready to find a new family to call it home. Don't delay, call your REALTOR® and book your viewing today!