



Anne French  
Your REALTOR®  
Love where you live.

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36 E 400 N  
Raymond, Alberta

MLS # A2175344



**\$240,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher (as is), washer, dryer

This charming one and a half storey home, located in the town of Raymond, just 20 minutes from Lethbridge, awaits its new owner! With a carport, spacious backyard, four bedrooms, one bathroom (with the potential of adding an ensuite bath in the primary bedroom) and a good sized back mud hall and living room, this home would be perfect for a young family, single, or great to add to a rental portfolio! The kitchen has laminate countertops and plenty of storage space can be found not only in the kitchen cabinetry, but the storage room upstairs. If you're looking for an affordable place to call home, call your favourite REALTOR and book your showing today!