



Anne French
Your REALTOR®
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175 E 100 N
Raymond, Alberta

MLS # A2192737



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,188 sq.ft.	Age:	1977 (48 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

An absolutely MASSIVE family home, situated on your dream lot, located in an incredible part of the amazing town of Raymond… this home is turn key and ready for you!! With so much to look at inside and out, let’s start with the character and charm of the exterior! From the roof slope to the brick exterior, oversized double attached garage, garden plot, mature trees, huge driveway, large patio, garden shed, and fenced in yard, the outside of this home provides you with a little oasis to escape the hustle and bustle of life! Inside you are greeted with a wood burning fireplace, spacious living room, cozy sitting room, main floor office, bright, open kitchen, SEVEN bedrooms, storage at every turn, and updates aplenty. The kitchen is sure to be the heart of the home with quartz countertops, vinyl plank flooring, new backsplash, stainless steel appliances, an island and peninsula, a coffee bar/breakfast nook, beautiful cabinetry, and new pot lights adding to the incredible amount of natural light in the home. Updates throughout the home abound with fresh paint, trim, new windows and doors, fully renovated ensuite bathroom in the primary bedroom, built in shelving in the walk-in closet, and so much more! Your kids will no longer need to share a bedroom let alone worry about the size of their bedroom, as each bedroom in the home is generously sized!! Speaking of generously sized rooms, the laundry room is humongous with space for not only additional cabinetry, but a folding table, second fridge or freezer (or both) and still room for laundry baskets, ironing boards, and other storage! Off the laundry room is a mudroom/boot hall for all the coats and shoes to be stored, and a powder room for guests to use or for a quick clean up after coming in from the garage. Upstairs there are four HUGE bedrooms including the primary with its ensuite bathroom and a

four piece main bathroom. Downstairs you will find a large family room with a beautiful brick feature wall, a den, a bedroom, and yet another TWO storage rooms. This home is simply one of a kind from top to bottom: don't delay, call your REALTOR[®] and get your showing booked today!!