

\$345,000 - 44 E 100 S, Raymond

MLS® #A2175079

\$345,000

3 Bedroom, 2.00 Bathroom, 1,914 sqft

Residential on 0.41 Acres

NONE, Raymond, Alberta

Gems like this don't hit the market every day! This sprawling bungalow has incredible street appeal, is located on a lot and a half, and is the perfect place to hold family dinner. There is living space for days! Through the front door you are greeted with floor to ceiling windows in the front room, nice tall ceilings, and a large living room with beam details and a wood burning fireplace. At the back of the home is another sitting room with a double sided gas fireplace. The kitchen features wood cabinets, an island, and a window over the sink. There is a dining room with even more floor to ceiling windows, and access to a nice updated deck. You'll love the crown moulding that flows throughout the entire main floor. Just off the living area you have laundry (how nice everything you need is on the main floor!), a full four piece bath, and two bedrooms. The primary bedroom is a fantastic size, and even has a three piece ensuite. The basement features a huge family room with another wood burning fireplace and brick detail, a bedroom with one more wood burning fireplace, and plenty of storage space! There is a double attached garage, and we haven't even gotten to the yard yet... it is 10/10! The lot is almost half an acre, and is full of mature trees and beautiful flower beds. There is a great size deck, and a back lane too. This home is just half a block from an awesome playground and the library, and a couple minutes walk to groceries, pharmacies, restaurants, schools, the outdoor swimming pool, tennis courts,



outdoor basketball courts, and so much more.
Located just 20 minutes from Lethbridge,
Raymond is the perfect spot for small town
living. Give your REALTOR® a call and
come see all this place has to offer!

Built in 1960

Essential Information

MLS® #	A2175079
Price	\$345,000
Sold Price	\$327,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,914
Acres	0.41
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 E 100 S
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Many Trees
Roof	Wood
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	January 22nd, 2025
Days on Market	89
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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