

# \$575,000 - 49 N 100 E, Raymond

MLS® #A2203901

**\$575,000**

2 Bedroom, 2.00 Bathroom, 2,106 sqft

Residential on 0.54 Acres

NONE, Raymond, Alberta

Charming Custom Bungalow in prime location. Raymond is a vibrant town located approximately 35 km south of Lethbridge in southern Ab, Residents of Raymond enjoy a high quality of life with access to modern amenities, including recreational parks, sports complexes, golf course, walking distance to everything in the town the hospital is two blocks from their home, main street is three blocks, 20 minute drive to Costco and Walmart. The town emphasizes safety, and community engagement making it an attractive place for families and individuals seeking a balanced lifestyle. Discover the perfect blend of modern comfort and timeless charm in this beautifully rebuilt 2 bedroom, 2-bathroom custom bungalow. Originally built in 1950 and rebuilt in 2021, this stunning 2,109 SqFt home sits on a generous 0.54-acre lot with a triple detached garage and a meticulously landscaped yard. This home features extensive renovation and expansion. Spacious open-concept design with 9' foot ceilings. Gas fireplace with antique brick and a custom metal mantel, Chef's kitchen featuring a Kohler cast-iron farmhouse sink, Bosch dishwasher, Thor 6-burner gas cooktop, and quartz countertops - Luxurious primary ensuite with a custom tiled 2 person shower, & bench, huge walk-in closet, High-end finishes throughout, including luxury vinyl plank flooring, central A/C, high-efficiency furnace, 200 AMP panel, 60-gallon hot water tank, and a new sump pump. Exterior upgrades: Hardie



Board and stucco siding, architectural asphalt shingles. Outside you will find a BBQ sundeck with gas outlet and covered rear deck perfect for watching fireworks. Enclosed dog run with doggy door , Two garden/storage sheds and an antique brick firepit area, the backyard has a apple tree, raspberry bushes, blueberry shrubs, and a strawberry patch Lush landscaping featuring established perennial flower beds, newly planted Mayday & Brandon Elm trees mature Ash trees, and a privacy hedge for wind protection. Newly graveled double-car driveway

Detached Triple Garage Built 2023 Oversized 36â€™ x 32â€™ structure with 12â€™ walls & a 16â€™ vaulted ceiling. Three overhead doors two 9' x 8' and one 10' x 10' Engineered reinforced concrete floor ready for a car lift, Durable metal siding & roofing, This exceptional home offers the convenience of small-town living with modern upgrades and ample space inside and out. Whether you're looking for a peaceful retreat, a gardener's paradise, or a dream workshop in the oversized garage, this property has it all! Don't miss this rare opportunity"schedule your viewing today!

Built in 1950

Essential Information

MLS® #	A2203901
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,106
Acres	0.54
Year Built	1950
Type	Residential
Sub-Type	Detached

Style                      Bungalow  
Status                    Active

**Community Information**

Address                 49 N 100 E  
Subdivision            NONE  
City                      Raymond  
County                  Warner No. 5, County of  
Province                Alberta  
Postal Code            t0k2s0

**Amenities**

Parking Spaces        6  
Parking                 Alley Access, Front Drive, G  
Access/Parking, Triple Garag  
# of Garages            3

**Interior**

Interior Features      Closet Organizers, Double Vanity, Quartz Counters, Vinyl Windows  
Appliances             Built-In Oven, Central Air Conditioner, Dishwasher, Electric Water  
Heater, Gas Stove, Microwave, Range Hood, Refrigerator, Window  
Coverings  
Heating                 Fireplace Insert, Forced Air, Natural Gas  
Cooling                 Central Air  
Fireplace                Yes  
# of Fireplaces         1  
Fireplaces              Gas  
Has Basement          Yes  
Basement                Partial, Unfinished

**Exterior**

Exterior Features      Fire Pit, Private Yard  
Lot Description        Back Lane, Back Yard, City Lot, Garden, Many Trees  
Roof                      Asphalt Shingle  
Construction           Cement Fiber Board, Stucco, Wood Frame  
Foundation             Poured Concrete, Wood

**Additional Information**

Date Listed             March 20th, 2025  
Days on Market        98



Zoning	Residential
<b>Listing Details</b>	
Listing Office	Lethbridge Real Estate.com

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