

# \$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 Raymond Location 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 36' x 32' structure with 12' walls & a 16' 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
# of Garages	3

## Interior

Interior Features	Closet Organizers, Double Va
Appliances	Built-In Oven, Central Air Heater, Gas Stove, Microw
Heating	Fireplace Insert, Forced Air, M
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	36
Zoning	Residential

## Listing Details

Listing Office	Lethbridge Real Estate.com
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