

# \$819,900 - 308 Church Avenue, Raymond

MLS® #A2201861

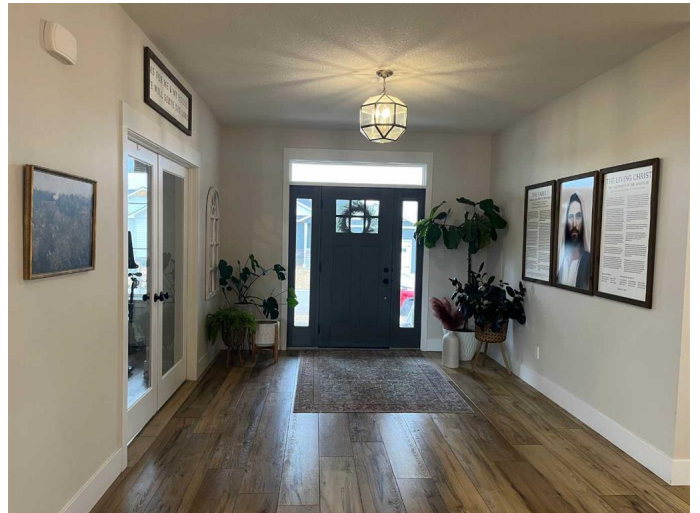
**\$819,900**

6 Bedroom, 4.00 Bathroom, 2,745 sqft

Residential on 0.23 Acres

NONE, Raymond, Alberta

Come view this exquisite 2 storey home in the newer Bridge Crossing sub-development of Raymond, located only 25 minutes from Lethbridge. Great location, only a few blocks away to local schools and the Raymond public outdoor swimming pool. This 2745 square foot 2 storey is a must see!! Main floor features a stunning custom-built kitchen with stainless steel appliances, large island, walk-in pantry with ample storage, and beautiful quartz counter tops, 18ft vaulted ceiling in the living room with cozy gas fireplace, front office space/bedroom, half bath, and back entrance mud room that leads to the double heated garage; already fully equipped with EV charging station. Upper level boasts 3 large bedrooms including master suite with walk-in closet and 5-piece ensuite with his and her sinks, soaker tub and steam shower, large laundry room with sink, and 5-piece main bathroom. Basement is fully developed with 2 additional large bedrooms, 5-piece bathroom, secondary laundry facilities, and huge game and media area with mini bar. Extra bonusâ€™™ include sound system throughout the house (master bedroom, living room, office, kitchen, basement, back deck and garage), full wrap Gemstone light package, and central air. You will love the fully landscaped lot with low maintenance vinyl fencing, round cement pad for pool or fire pit, and underground sprinklers and drip system to plant beds, garden, flower boxes, and trees. Enjoy the covered back deck and paving stone



patio area with custom built gas fire pit, great for entertaining family and friends. Don't miss out on this amazing home. Call your favorite realtor today and book your viewing.

Built in 2018

### Essential Information

MLS® #	A2201861
Price	\$819,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,745
Acres	0.23
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	308 Church Avenue
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, Pantry, Quartz Counters, Storage, Sump Pump(s)
Appliances	Built-In Refrigerator, Dishwasher, Stove(s), Washer/Dryer, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Lighting, Private Yard
Lot Description	Corner Lot, Garden, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	25
Zoning	Residential

### **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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