

# \$719,900 - 363 Church Avenue, Raymond

MLS® #A2208613

**\$719,900**

6 Bedroom, 3.00 Bathroom, 1,761 sqft  
Residential on 0.29 Acres

NONE, Raymond, Alberta

Welcome to this stunning, newly built home located in a quiet cul-de-sac within Raymond's highly desirable Bridge Crossings neighborhood—just a short walk from both the elementary and high school. Designed with family living in mind, this home offers incredible style, functionality, and space. Outside, you'll love the beautiful curb appeal featuring durable Hardie board siding, a spacious double attached garage, and a massive backyard complete with underground sprinklers, a firepit area, a designated playset spot, and a walk-out deck off the living room—perfect for entertaining or relaxing. Inside, the main floor offers a bright and open layout with luxury vinyl plank flooring, a cozy natural gas fireplace, and a DREAM kitchen equipped with quartz countertops, floor-to-ceiling cabinetry, a hidden pantry, stainless steel appliances (including a gas stovetop), and a massive island ideal for gathering. The main level includes three generous bedrooms, a gorgeous primary suite (being one of them) with a spa-like ensuite featuring dual vanities, a soaker tub, a walk-in shower, and a large walk-in closet!! Additional main floor highlights include convenient laundry, a functional mudroom off the garage for winter gear, and ample linen closets. Downstairs, the fully finished basement includes three more bedrooms—one of which is currently being used as a workout room, with carpet available to replace the gym flooring if the new buyer preferred. There is



also a dedicated storage room, under-stair storage, a den, a huge family room for movie nights, and built in shelving in all the closets! This home truly checks all the boxes for families seeking modern comfort, thoughtful design, and a prime location. Don't miss your chance to view this exceptional property!

Built in 2022

### Essential Information

MLS® #	A2208613
Price	\$719,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	0.29
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	363 Church Avenue
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity,

	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	1
Zoning	R-1

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.