

# \$664,900 - 35 Church Avenue, Raymond

---

MLS® #A2248406

**\$664,900**

5 Bedroom, 3.00 Bathroom, 2,081 sqft

Residential on 0.34 Acres

NONE, Raymond, Alberta

Welcome to this stunning, custom built, sprawling bungalow. This home truly has it all, no detail was overlooked! Through the front door you are greeted with vaulted ceilings, and a large open foyer that sets the tone for the whole home. In to the living room with a beautiful gas fireplace with rock detail and custom built ins on either side. The open floorplan flows in to a dreamy kitchen, with a positively massive island with granite countertops, and custom cabinetry all around. There's extra drawers, a built in desk, and more cabinets than you could ever hope for! The whole family could eat at the island! Two large windows in the kitchen flood this space with plenty of natural light. You will love spending time and gathering here. One of the best parts about this place is the huge pantry just off the kitchen. It is a mom's dream!! Just off the door in from the attached double garage is a great mudroom with a built in bench and hooks, and a fantastic size laundry room that has it all! More custom cabinets, and even built ins for laundry baskets, plus plenty of counter space for folding. This is only one side of the main floor! The other side hosts the half bath, an office, and the primary suite. The primary is exceptional with its large size, a walk in closet, double sinks, and the best part?! A custom steam shower with double shower heads and a built in bench. The basement is just the perfect family/host scenario. A massive family room with a wood burning fireplace, three great size bedrooms



plus a gym, a large bathroom, and more storage space than youâ€™ll ever know what to do with! This home is perfectly set up and ready for your family to move in to. We havenâ€™t even got to the outside yet! The big backyard features a covered deck, hot tub, gardening space, a hot tub(!), and we canâ€™t forget the 23â€™x35â€™ detached workshop that also has a wood burning stove. Thatâ€™s right, a double attached garage and a huge detached shop, plus off street parking for days! Located on a nice wide street, super close to all of Raymondâ€™s great amenities, this home truly is a must see. Your kids could walk to the swimming pool, any of the schools, parks, the grocery store, and so much more. Give your REALTORÂ® a call and come see all this place has to offer!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248406    |
| Price          | \$664,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,081       |
| Acres          | 0.34        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 35 Church Avenue |
| Subdivision | NONE             |
| City        | Raymond          |

|             |                         |
|-------------|-------------------------|
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2S0                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 7                                              |
| Parking        | Double Garage Attached, Double Garage Detached |
| # of Garages   | 4                                              |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry                            |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 2                                                                                                 |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning Stove                                                    |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 31                |
| Zoning         | R                 |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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.