

**316 Broadway Street N
Raymond, Alberta****MLS # A2273582****\$125,000****Division:** NONE**Type:** Residential/House**Style:** Bungalow**Size:** 453 sq.ft. **Age:** 1950 (76 yrs old)**Beds:** 1 **Baths:** 1**Garage:** Off Street**Lot Size:** 0.24 Acre**Lot Feat:** Back Yard, Few Trees, Front Yard, Level

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		
Inclusions:	All window coverings		

Affordable living with big potential in Raymond! This 453 sq ft, 1 bed/1 bath home features newer flooring and a roof done about 10 years ago. Sitting on a massive 55' x 189' ft lot, the property offers huge yard space and possible duplex potential (with town approval). Located at 316 Broadway St N, you're close to parks, recreation, and all the small-town charm Raymond is known for. A great starter, rental, or redevelopment opportunity!