

\$439,900 - 309, 311 S 100 W, Raymond

MLS® #A2191039

\$439,900

5 Bedroom, 3.00 Bathroom, 1,270 sqft
Residential on 0.14 Acres

NONE, Raymond, Alberta

Built by Deseret Homes, this thoughtfully planned duplex is beginning its search for its new owners! Whether youâ€™d like to purchase both sides for use as a rental property or multigenerational living, or just one side for your growing family or downsizing next step, this property provides a fantastic opportunity for families and individuals of all ages and stages! (Listed price is for one side). Each side can be fully finished with 5 bedrooms and 3 full bathrooms or the basements can be left unfinished to provide you with a 2 bedroom 2 bathroom main level for much reduced purchase price (\$410,000). If you come soon, the builder will give you not only the option for a finished or unfinished basement, but to choose many of your own finishings! Each side has its own single attached garage, spacious back deck, large backyard, gorgeous kitchen (complete with appliances), and rough in for a natural gas heater in the garage and roughed in central air conditioning. Washer, dryer, fencing, the actual AC unit, garage heater, and landscaping are all negotiable with these properties! Walking in to the property you will appreciate the spacious room sizes throughout - especially the main floor primary bedroom with its ensuite bathroom - the amount of natural light throughout the home even in the basement, the main floor laundry area, the pantry in the kitchen, and the huge family room in the basement! Contact your favourite REALTOR® for more details on the endless



possibilities that these units provide, and then
get your showing booked before they are
sold!!

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2191039 |
| Price | \$439,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,270 |
| Acres | 0.14 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 309, 311 S 100 W |
| Subdivision | NONE |
| City | Raymond |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 2S0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Storage |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Central Air Conditioner |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | None |
| Lot Description | Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 66 |
| Zoning | R |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.