

# \$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	92
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.