

# \$819,900 - 308 Church Avenue, Raymond

MLS® #A2201861

**\$819,900**

6 Bedroom, 4.00 Bathroom, 2,745 sqft

Residential on 0.23 Acres

NONE, Raymond, Alberta

Come explore this exquisite 2-storey home in the desirable Bridge Crossing subdivision of Raymond—just a quick 25-minute drive from Lethbridge. Ideally situated only a few blocks from local schools and the Raymond public outdoor swimming pool, this location offers the perfect balance of community charm and convenient access to amenities. Boasting 2,745 sq. ft. of beautifully finished space, this home is thoughtfully designed for both luxury and functionality. Main floor highlights - Stunning custom-built kitchen with stainless steel appliances, quartz countertops, a large island, stove with pot filler, and a spacious walk-in pantry. Soaring 18-foot vaulted ceilings in the living room with a cozy gas fireplace. Front office/bedroom, ideal for remote work or guests. Convenient half bath and a mudroom with direct access to the heated double garage—featuring an EV charging station. Second level boasts Master suite with walk-in closet and luxurious 5-piece ensuite: dual sinks, soaker tub, and a steam shower. Two additional generously sized bedrooms. 5-piece main bathroom and a spacious laundry room complete with a sink. Basement is fully developed featuring expansive game/media room with a mini bar—perfect for entertaining. Two large bedrooms and a 5-piece bathroom and secondary laundry facilities for added convenience. Additional features include built-in sound system throughout the home: living room, rec room, master suite, garage, deck, and even the kitchen. Central air



conditioning for year-round comfort and Gemstone LED lighting package wrapping the exterior. You will love the fully landscaped low-maintenance yard with vinyl fencing. Covered back deck and paving stone patio with a custom-built gas fire pitâ€”perfect for entertaining family and friends. Round cement pad ideal for a future pool or additional fire feature and Underground sprinklers and drip system servicing the garden beds, flower boxes, and trees. Whether youâ€™re looking for luxury, functionality, or a serene place to call home, 308 Church Avenue delivers on all fronts. Donâ€™t miss your chance to own this incredible property.

Built in 2018

**Essential Information**

MLS® #	A2201861
Price	\$819,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,745
Acres	0.23
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	308 Church Avenue
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	High Ceilings, Pantry, Quartz Counters, Storage, Sump Pump(s)
Appliances	Built-In Refrigerator, Dishwasher, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Private Yard
Lot Description	Landscaped, Corner Lot, Garden, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	94
Zoning	Residential

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

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.