

# \$240,000 - 38 Broadway S, Raymond

MLS® #A2251803

**\$240,000**

2 Bedroom, 1.00 Bathroom, 1,337 sqft

Residential on 0.17 Acres

NONE, Raymond, Alberta

Welcome to 38 Broadway S in Raymond—a charming and move-in ready home with great updates and a convenient location close to all of Raymond’s amenities. This one-level home, originally built in 1957, features 2 bedrooms, 1 bathroom, and a functional floor plan that makes everyday living simple and comfortable. Recent upgrades include a brand-new roof, soffits, fascia, gutters, hot water tank, furnace, and central air conditioning, giving you peace of mind and year-round comfort. Situated on a generous sized lot the property boasts excellent curb appeal, a fully fenced yard, and alley access. This setup not only makes for easy yard care and privacy, but also offers the perfect opportunity to add a detached garage or workshop if desired. Off-street parking is already available. With its combination of updates, location, and future potential, this property is an excellent option for first-time buyers, downsizers, or anyone looking for a cozy and well-kept home in Raymond.

Built in 1957

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251803  |
| Price      | \$240,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,337       |
| Acres          | 0.17        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 38 Broadway S           |
| Subdivision | NONE                    |
| City        | Raymond                 |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2S0                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Basement          | None                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Composite Siding    |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| 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.