

# \$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   | Corner Lot, Garden, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 96               |
| Zoning         | Residential      |

## Listing Details

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

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