



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**529 Railway Avenue
Langdon, Alberta**

MLS # A2238818



\$640,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: .

Nestled on a spacious 0.27-acre lot, this beautifully updated three-bedroom, two-storey home is ideal for families looking for space, comfort, and modern finishes. Recent upgrades include a 2-year-old furnace, newer roof, fresh paint, new tile and carpet, and stylish black stainless steel appliances. The main floor offers a warm and functional layout designed with families in mind — a generous kitchen with corner pantry and breakfast nook opens to the massive backyard, perfect for kids and pets. A cozy living room with gas fireplace, convenient main-floor laundry, and a two-piece bath round out the space. Upstairs, you'll find all new carpet, a bright bonus room with a handy computer/homework nook, a spacious primary suite with a four-piece ensuite, plus two more bedrooms and a full bath — plenty of room for everyone! The basement is ready for your family's future development ideas. Outside, enjoy a fully fenced and landscaped yard with side access, double attached garage, and central A/C for year-round comfort. Don't miss this turn-key family home in the welcoming community of Langdon