



GRASSROOTS
REALTY GROUP

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54 4 Street NE
Langdon, Alberta

MLS # A2239616



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MU-2

Utilities: -

Inclusions: none

Welcome to this charming three-bedroom, two-and-a-half-bathroom home nestled in the heart of Langdon, where small-town charm meets modern convenience. This delightful property offers the perfect blend of comfort and functionality for families seeking a peaceful retreat without sacrificing accessibility to essential amenities. The thoughtfully designed interior features a welcoming layout that maximizes both living space and natural light throughout. The main level flows seamlessly from room to room, creating an ideal environment for both daily living and entertaining guests. The primary bedroom provides a private sanctuary, while two additional bedrooms offer flexibility for family members, guests, or a dedicated home office space. One of the standout features of this property is its impressive lot size, providing ample space for outdoor activities, gardening enthusiasts, or simply enjoying the tranquil surroundings. The expansive outdoor space offers endless possibilities for creating your own personal oasis, whether that means installing a play area for children, cultivating a vegetable garden, or designing an outdoor entertaining area for summer gatherings. The full-partially developed basement adds significant value to this home, essentially doubling your living space and providing countless opportunities for customization. This lower level could serve as a recreation room, additional bedrooms, storage space, or a combination of all three, adapting to your family's evolving needs over time. Recent updates ensure peace of mind for new homeowners, including a roof replacement completed in 2020 and a brand-new hot water tank installed in 2024. The property also includes a Kinetico water filtration system, providing clean, filtered water throughout the home for drinking, cooking, and daily use. The neighbourhood itself is a true gem,

offering a wonderful sense of community while maintaining convenient access to educational facilities. Sarah Thompson School sits practically at your doorstep, making morning routines a breeze for families with elementary-aged children. For older students, Horseshoe Crossing High School provides excellent secondary education within the community. Langdon Park, located just a short stroll away, offers green space for recreational activities, walking trails, and community events that bring neighbours together throughout the year. The park serves as a natural gathering place where children can play safely while parents connect with other families in the area. This location strikes the perfect balance between rural tranquility and urban accessibility. Residents enjoy the benefits of small-town living, including lower traffic volumes, friendly neighbours, and a slower pace of life, while still maintaining reasonable access to Calgary's amenities and employment opportunities. The property's positioning within Langdon provides excellent potential for future growth and development, making it not only a wonderful place to call home.