



GRASSROOTS
REALTY GROUP

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**40 Mckinnon Street NW
Langdon, Alberta**

MLS # A2274948



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 40 McKinnon Street—this well-sized two-storey home offers over 2,300 sq. ft. of living space, a double attached garage, and a functional layout that’s ready for your updates and personal touch. The main level features hickory hardwood flooring, a front living room with a two-sided gas fireplace, and a spacious kitchen and dining area with great potential. A mudroom and convenient half bath complete the main floor. Upstairs, you’ll find a bright bonus room with flexible office space, a generous primary bedroom with walk-in closet and 5-piece ensuite, plus two additional bedrooms that share a full bathroom. The basement is partially framed and ready for further development. Enjoy the lifestyle Langdon offers—an ideal setting for families and long-term investment. Call today!