



**311 Railway Point SE  
Langdon, Alberta**

**MLS # A2303619**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Back Lane, Other, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Set on a quiet cul-de-sac, this well-maintained two-storey sits on an expansive quarter acre lot—offering exceptional outdoor space and future potential. Proudly owned and cared for by the original owner, this home presents a thoughtful layout with a fresh coat of paint throughout, making it easy to move in and enjoy from day one. Step inside to a bright, open main floor anchored by rich hardwood flooring, a welcoming living area with gas fireplace, and a functional kitchen featuring granite countertops, a large centre island with seating, and a walk-in pantry—ideal for both daily living and entertaining. A dedicated main floor office adds flexibility for work or study. Upstairs, a spacious bonus room provides a comfortable second living area, while three well-sized bedrooms offer room for the whole household. The primary suite includes a walk-in closet and a generous ensuite complete with dual vanities, a soaker tub, and a separate shower. A full secondary bathroom and convenient upper-level laundry with sink and cabinetry complete the level. The unfinished basement offers a wide-open layout with excellent ceiling height and mechanical already in place—ready for your future development. Outside, enjoy the elevated rear deck with railing and a lower walkout to the grand back yard. The nearly quarter-acre lot provides ample space for recreation, gardening, or the potential to add a workshop or additional garage (subject to approvals). A standout feature is the extra-long driveway, ideal for additional parking, including RVs or trailers, along with the double attached garage offering everyday convenience. Located close to pathways, amenities, and major routes, this is a rare opportunity to secure a spacious lot and a lovingly maintained home ready for its next chapter—book your showing today.