

**57 4 Street NE
Langdon, Alberta**

MLS # A2227663



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,261 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Garage Heater, Garage Opener, Garage Remote(s), Mail Key(s), Refrigerator Basement, Attached Shelves Basement, Hot Tub, 2 Sheds, TV Wall Mount

Fall in love with your new home. This beautifully updated and air conditioned 4 level split is located on the popular and established NE side of Langdon known for its large lot sizes and mature trees. Set on .24 acre lot with great curb appeal including an expansive front lawn, great sized front deck with railing and ample driveway parking including room for your RV. As you step into the spacious front entryway with storage you'll love the vaulted ceilings with skylights that create a bright and open feel. The terrific open floor plan starts in the living room with large bay style windows for tons of natural light. The living area flows into the recently renovated kitchen that you're sure to love. Rich dark cabinetry is complemented by gleaming stainless steel appliances, granite counters, decorative tile backsplash, built-in wine rack and a counter height quartz island with seating for friends and family to gather. The dining room is conveniently located just next to the kitchen. Vinyl plank flooring throughout is both durable and attractive creating a cohesive feel to the whole space. On the upper level you'll find 2 good sized bedrooms including the primary with an updated and modern 4 pc ensuite plus a main 4 pc bath. Your family is going to love hanging out for movie or game nights in the lower level family room which has a cozy and rustic stone front gas fireplace with built-in shelving. A 3rd bedroom and full bath on this level are perfect for your teenager or out of town guests to have a little privacy. There is still more space to enjoy in the finished basement where you can have a games room, a home gym or whatever suits your needs. 9' ceilings and big windows make it a bright and welcoming space. There is no shortage of things to love about this home's outdoor space. The huge South facing backyard is fully fenced and super private with towering

trees, 2 sheds and multiple garden areas. And there is still tons of room for kids and pets to play on the large lawn. The 2 tiered back deck might become your favourite "room" of the house. There's lots of space for patio furniture, a natural gas line for your BBQ and the ultimate indulgence - a hot tub! Side access to the backyard is super convenient for RV parking and makes it possible to add a second garage if you desire. Last but not least the double attached garage is heated, plumbed and has a sub panel. This home has a water filtration unit and has never had Poly B plumbing. You're going to love living in Langdon with its small town friendly feel and great local businesses and schools. Kids can walk to Sarah Thompson school from here. Don't miss out on this great find. Book your showing today.