

10 Thomas Street NW
Langdon, Alberta**MLS # A2228097****\$689,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	r
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: all window coverings, garage controls (2), garage heater, Central A/C, Bonus room TV wall mount, main floor living room TV wall mount, backyard pergolas (2), garage refrigerator,

BEAUTIFULLY UPGRADED HOME ON NEARLY A QUARTER ACRE IN THE HEART OF LANGDON! This stunning home sits on an impressive 0.23-acre lot, offering plenty of space for outdoor living and entertaining in the heart of Langdon. The main floor showcases a recently upgraded kitchen adorned with stylish cabinets, a beautiful mix of QUARTZ and GRANITE countertops, TILE backsplash, a spacious island, stainless steel Kitchenaid appliances, and a large pantry. The spacious living room features a gorgeous GAS FIREPLACE with a stone surround, seamlessly flowing into the dining area that walks out to the massive backyard. Outside, the backyard is a true retreat complete with a large deck, two pergolas, and ample room for a trampoline or even a swimming pool. The main floor also includes a charming 2-piece bathroom and a versatile flex room, perfect for a home office. The garage doubles as an ideal man cave, equipped with a gas heater, ample storage, and a newer garage door. Upstairs boasts a large bonus room, three generously sized bedrooms, and two full bathrooms. Two bedrooms share a well-appointed 4-piece main bath, while the master offers a huge walk-in closet and an ensuite with a soaker tub, separate shower, and an elegant vanity. ****ADDITIONAL BONUSES:**** recently upgraded exterior with Hardie board mixed with vinyl siding (just 3 years ago), new garage door, new front door, hot water tank only 2 years young, professionally maintained irrigation system front and back, central A/C, and the gas garage heater. Conveniently located only half a block from Langdon School, walking distance to Sarah Thompson School and Horseshoe Crossing High School, and just 5 minutes from Prairie Grounds Coffee House—plus walking distance to Langdon Firehouse Bar & Grill. This fantastic home won't last

long—schedule your viewing today!