



311 Railway Point SE
Langdon, Alberta

MLS # A2303619



\$699,900

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

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

Inclusions: Shed

OPEN HOUSE SUNDAY APRIL 26 TH 1-3 PMSet 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.