



**529 Railway Avenue
Langdon, Alberta**

MLS # A2309259



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, 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	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage door opener one remote

Set on a massive 0.27-acre lot in the welcoming community of Langdon, this beautifully updated two-storey home offers the space, comfort, and functionality every family is looking for. With numerous recent upgrades including a newer roof, 3-year-old furnace, fresh paint, new tile, brand new carpet upstairs, and sleek black stainless steel appliances, this home is truly move-in ready. The bright and functional main floor is designed for everyday family living, featuring a spacious kitchen with corner pantry, breakfast nook, and easy access to the huge backyard — perfect for kids, pets, entertaining, or future dreams of a backyard rink, trampoline, or firepit nights. The cozy living room with gas fireplace creates a warm gathering space, while main floor laundry and a convenient two-piece bath add practicality. Upstairs you’ll find a bright bonus room complete with a built-in computer/homework nook, an ideal setup for growing families or work-from-home flexibility. The spacious primary bedroom features a private four-piece ensuite, while two additional bedrooms and another full bath provide plenty of room for the whole crew. The undeveloped basement is ready for your future plans and personal touch. Outside, enjoy the fully fenced and landscaped yard with handy side access, double attached garage, and central air conditioning to keep things comfortable all summer long. A fantastic turn-key family home with room to grow — and lots this size are getting harder to find.