



**46 Wilson Road NE
Langdon, Alberta**

MLS # A2315776



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: Master Bed Frame, Built in Shelving, TV Mount & Shelf, Playset, Shed

A quieter life is calling and it's sitting on a quarter acre lot in the heart of Langdon. The wraparound front porch, the mature trees and the direct access to Langdon Park make this the kind of home where you can put down roots. This home has undergone many refinements and is beautiful inside and out. The exterior has been refreshed with modern smartboard and vinyl siding. Inside, you'll love the vaulted ceilings and massive windows that usher in the natural light. The kitchen has been totally updated with refaced cabinets, light fixtures, sink, countertops, backsplash, stainless steel appliances and a wood feature wall. Off the dining space are sliding doors that lead out to the massive backyard. A quiet swing, a peaceful evening, the kids playing, and the sound of birds are some of the many small joys of this special place. The living room has a gas fireplace with gorgeous wood accents. The main floor office is a great place to seek inspiration with its pretty views out the front. A two piece bath and a laundry room with a sink round out this level. Upstairs, you'll discover the primary suite at the back of the home. The luxurious ensuite features a new vanity with a designated makeup station and an oversized tiled shower. The large walk-in closet features custom shelving with drawers. THREE additional bedrooms and a 4 piece bath complete this level. The fully finished basement is a wide open space for playing and includes a fun climbing wall and foam pit, as well as a home gym with special flooring. This home has been professionally landscaped and it shows. Other updates include A/C (2 years old), smart exterior lighting, furnace (4 years), a new shed, new deck railings, a repaved driveway and so much more. This property backs onto Langdon Park which is a 28-acre municipal park with a paved pathway system, a skateboard

park, pickleball/tennis courts, basketball courts, baseball diamonds, and an outdoor rink. This is a tight knit community, just walking distance to two schools, the library, daycares, and the Community Centre. This is an incredibly unique opportunity that rarely comes up.