



GRASSROOTS

REALTY GROUP

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**46 4 Street NE
Langdon, Alberta**

MLS # A2317179

\$769,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Back		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows

Inclusions: All Rods and Curtains, Central Air Conditioning, TV Wall Mount in Basement, Central VacSystem and All Attachments AS-IS, LED lights in both kids rooms upstairs.

****TWO SEPARATE OVERSIZED GARAGES ALERT!**** Welcome to 46 4 Street NE in the heart of Langdon, this is a rare opportunity offering a fully finished 4 bedroom, 3,5 bathroom family home. The lot is a true 1/4 acre, backing directly onto green space and located by Sarah Thompson School. Steps to pickleball courts, tennis courts, basketball courts, the skate park, the Out Door Rink and the Field House! If you have been searching for space, parking, a shop, and a family-friendly location, this property delivers. The biggest showstopper is the 2011 built 25' x 28' detached in-floor heated shop/ garage, offering approximately 700 sq. ft. of incredible workspace, storage, hobby, or vehicle space. In addition, the home also includes an attached double garage with electric space heater which measures approximately 23'2" x 23'4". Between the two of these it gives you exceptional garage capacity rarely found but ever desired within town. With plenty of parking, a large fenced yard, and no back lane, this is an ideal setup for buyers needing room for vehicles, tools, toys, or a serious workspace. Inside, this 1998 two-storey offers approximately 2,032 sq. ft. above grade plus a fully developed basement, giving you nearly 3,000 sq. ft. of finished living space. The main floor features a spacious front entry, office/den, large living room, dining area, functional kitchen with stainless steel appliances, center island and a corner pantry. Also, you will find a convenient main floor laundry/mud room and 1/2 Bath. The home also offers central air conditioning, two gas fireplaces, vinyl windows, a BBQ gas line, deck space, and a practical layout designed for everyday family living. Upstairs you will find three bedrooms, including a generous primary bedroom with a 4-piece ensuite, plus an additional 4-piece bathroom for the family. The finished basement adds even more

flexibility with a family room, flex area, bar, fourth bedroom, full bathroom, and storage/mechanical space. The location is one of the best parts of this property. Backing onto green space and positioned beside Sarah Thompson School, this is an excellent fit for families wanting convenience, outdoor space, and a strong community feel. Langdon is known for its small-town atmosphere, larger lots, pathways, parks, schools, golf, local shopping, and easy access back to Calgary. Homes with this combination of lot size, finished space, attached garage, heated shop, and green space location are hard to find.