



GRASSROOTS
REALTY GROUP

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54 Thomas Street NW
Langdon, Alberta

MLS # A2329211



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: reverse osmosis water system, built-in wood shelving in SE corner of the attached garage, sprinkler-system AS-IS, garage door opener and 1 remote

Offered to the market for the first time, this custom-built family home sits on an impressive 0.23-acre lot on one of Langdon's beautiful tree-lined streets. Boasting over 3400 sq. ft. of fully developed living space, this exceptional 5-bedroom home offers the perfect blend of comfort, functionality, and space. A charming front porch welcomes you into the bright, open-concept main floor featuring a private office, a spacious family room with a cozy fireplace, and a functional kitchen with updated appliances, central island with seating and walk-through pantry. The dining area opens onto a massive rear deck, creating the perfect space for entertaining or enjoying the expansive backyard. The convenient 2 piece bath and a laundry room with walk-in closet complete this level. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat complete with ensuite with soaker tub and separate shower and a walk-in closet. Three additional large bedrooms and a full bathroom provide plenty of room for a growing family. The fully developed lower level offers a large recreation room, a fifth bedroom, a 4-piece bathroom with walk-in shower and an abundance of storage space. Recent updates include fresh paint throughout and vinyl plank flooring. Car enthusiasts, hobbyists, and families alike will appreciate the oversized double attached garage with 80-amp service, expansive driveway, and the additional single detached garage with 60-amp service was added in 2021. The detached garage has been drywalled, painted, with extra shop lights installed and fitted with 20-amp plugs every 6 feet throughout and 20-amp plugs on the exterior. With ample room for vehicles, RV parking, recreational toys, or a workshop, this property truly has it all. This is a rare opportunity to own a well maintained, one-owner custom home in one of Langdon's most desirable

locations - a 2 Minute walk from School, close to Restaurants, parks and playgrounds and an easy commute to the city.