



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Newton Street NW
Langdon, Alberta

MLS # A2329443



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.21 Acre		
Lot Feat:	Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Hamlet Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Storage Shed

INVESTOR & RENOVATOR ALERT: Aggressively Priced For A Quick Sale! Here's your chance to build serious equity on 0.21 acres in the sought-after community of Langdon. Sold as-is, this 2 storey home is priced to move fast and won't last, so act quickly. Situated on the south side of Langdon, this property gives you great bones and a huge lot to work with. Gleaming hardwood floors lead into a kitchen with white appliances, a walk-in pantry, ample cabinet and counter space, skylights, and a wall of windows that floods the space with natural light. The dining area flows into a living room anchored by a stone-faced fireplace and large windows, offering a layout with real potential once updated. A half bath and laundry area complete the main floor. Upstairs you'll find a massive primary retreat with a large walk-in closet, built-in cabinetry, and a 4pc ensuite, along with 3 additional bedrooms and a full bath, ideal for a family or home office setup once renovated. Outside, the backyard features mature and fruit trees, adding value that's already in place. The over-sized 24x25ft double attached garage offers plenty of room to work, a true handyman's dream. Close to schools, parks, shopping, restaurants, and all amenities, this is a rare opportunity to secure a large lot in a great location at an aggressive price. Bring your vision and your tools. This one is priced to sell fast.