



GRASSROOTS
REALTY GROUP

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8 Whitney Street NE
Langdon, Alberta

MLS # A2342780



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,742 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Parking Pad, RV Access/P		
Lot Size:	0.56 Acre		
Lot Feat:	Cleared, Corner Lot, Garden, Gazebo, Landscaped, Lawn, Level, Other, Priv		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Washer (ASIS), Dryer (ASIS), Well Equipment, Murphy Bed (second bedroom), gas heater + 3 radiant heaters in shop, built-in air compressor in shop (blue), Gazebo on deck, built-in desk and dresser unit in bedroom downstairs, Shed, Hot and Cold Water Dispenser in kitchen.

A RARE OPPORTUNITY IN THE HEART OF LANGDON! Sitting on an incredibly private 0.56-acre parcel comprising two lots, this one-of-a-kind property offers the space, flexibility and freedom that are becoming increasingly difficult to find. With a 30' x 30' heated shop, abundant RV and boat parking, beautiful Hollyhocks, multiple outdoor living spaces and your own private well — say goodbye to monthly city water bills! Whether you're a hobbyist, contractor, car enthusiast or simply need room for all the toys, this property delivers. The impressive 900 sq ft shop is a standout feature, complete with a gas heater, 3 additional radiant heaters, dedicated ventilated spray room and built-in air compressor. A separate 12' x 10' shed provides even more storage, while the expansive property offers plenty of room to accommodate your RV, boat and additional vehicles. Rich in local history, the original portion of this unique home is believed to date back to the early 1900s and was reportedly the original conductor's home from the days when the railway was being built through the area. An addition completed prior to the current owners' purchase significantly expanded the home, which now offers 2500+ sq ft of living space across the main and lower levels. Inside, the main floor is highlighted by gorgeous 3/4" solid birch hardwood flooring, two bedrooms and an abundance of living space. The inviting sunken living room features built-in cabinetry and a wood-burning fireplace, while the spacious eat-in kitchen is complemented by a separate formal dining room. The primary bedroom includes a 2-piece ensuite (with shower rough-in) and adjoining flex room, ideal for a home office, nursery, dressing room or quiet retreat. A full main bathroom and second bedroom with a built-in Murphy bed complete the sleeping quarters on this level. Downstairs provides even more

versatility with a large recreation room, office / flex area, two additional rooms (with non-egress windows), a 2-piece bathroom with an unfinished shower area, and plenty of storage. Outside is where this property truly shines. Enjoy exceptional privacy from the expansive multi-level composite deck, complete with a gazebo area perfect for the BBQ and smoker. There's room to entertain, relax and enjoy the outdoors without feeling like your neighbours are right on top of you. Recent improvements include vinyl windows, newer roofing (2022) on both the house and shop, newer well equipment, a newer electrical panel and newer central vacuum. Properties offering over half an acre, a substantial heated shop, RV and boat parking, a private well and this much usable space right in Langdon don't come along often. With its unique history, incredible lot (don't forget the Hollyhocks) and endless potential, this is an opportunity for the buyer who values space, privacy and possibilities over cookie-cutter suburban living.