

# \$640,000 - 529 Railway Avenue, Langdon

MLS® #A2238818

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.27 Acres

NONE, Langdon, Alberta

Nestled on a spacious 0.27-acre lot, this beautifully updated three-bedroom, two-storey home is ideal for families looking for space, comfort, and modern finishes. Recent upgrades include a 2-year-old furnace, newer roof, fresh paint, new tile and carpet, and stylish black stainless steel appliances. The main floor offers a warm and functional layout designed with families in mind – a generous kitchen with corner pantry and breakfast nook opens to the massive backyard, perfect for kids and pets. A cozy living room with gas fireplace, convenient main-floor laundry, and a two-piece bath round out the space.

Upstairs, you'll find all new carpet, a bright bonus room with a handy computer/homework nook, a spacious primary suite with a four-piece ensuite, plus two more bedrooms and a full bath – plenty of room for everyone! The basement is ready for your family's future development ideas. Outside, enjoy a fully fenced and landscaped yard with side access, double attached garage, and central A/C for year-round comfort.

Don't miss this turn-key family home in the welcoming community of Langdon

Built in 2005

## Essential Information

MLS® #                   A2238818

Price                     \$640,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.27
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	529 Railway Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	15
Zoning	R-URB

### **Listing Details**

Listing Office	CIR Realty
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