# \$799,000 - 40 Langley Road, Stratford

MLS® #202518195

## \$799,000

4 Bedroom, 4.00 Bathroom, Single Family on 1.00 Acres

Stratford, Stratford, Prince Edward Island

Located in a mature quiet area of Stratford, this beautifully updated rancher encompasses over 3200 square feet, and sits on a private 1-acre lot surrounded by mature trees and lush gardens. With trees all around, this home offers privacy, charm, and a true nature oasis. The main floor features an open-concept kitchen and living area with quartz countertops, custom cabinetry, and high-end Bosch and KitchenAid appliances. The spacious primary suite includes double closets, a gorgeously updated en suite, and direct access to the deck?perfect for quiet mornings with coffee and bird song. There are also two more bedrooms on this level plus another full bath, attached garage and nice pantry. The lower level offers a bright, fully legal secondary suite with its own entrance, kitchen, laundry, and oversized bedroom, ideal for guests or income potential. Additionally there is a 20x14 workshop shed with garage door entrance, power and lights, a perfect workshop and garden shed. Freshly painted inside with an electric heat system, ductless heat pumps, and extensive landscaping, this energy-efficient home is move-in ready. Enjoy the added bonus of an attached 1.5 car garage, walking trails, and nearby parks in one of Stratford's most desirable neighborhoods. All measurements approximate. (id:6289)







Built in 1980

#### **Essential Information**

Listing # 202518195 Price \$799,000

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Acres 1.00 Year Built 1980

Type Single Family

Sub-Type Freehold
Style Character

# **Community Information**

Address 40 Langley Road

Subdivision Stratford City Stratford

Province Prince Edward Island

Postal Code C1B2K3

### **Amenities**

Amenities Golf Course, Park, Playground, Public Transit, Shopping

Features Paved driveway
Parking Attached Garage

# of Garages 1

#### Interior

Appliances Oven, Dishwasher, Dryer, Washer, Refrigerator

Heating Electric, Wood Baseboard heaters, Wall Mounted Heat Pump

Fireplace Yes

Has Basement Yes

#### **Exterior**

Exterior Vinyl

Foundation Poured Concrete

# **Listing Details**

Listing Office CENTURY 21 COLONIAL REALTY INC





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