

\$299,900 - 216 Royalties Crescent, Longview

MLS® #A2254984

\$299,900

3 Bedroom, 1.00 Bathroom, 1,308 sqft

Single Family on 0.15 Acres

N/A, Longview, Alberta

This is a fantastic opportunity to invest in your own home on a mature lot, with plenty of parking. Steps from a playground/park and walking distance to an elementary school. This charming bungalow has over 1,300 sq. ft. of well-designed living space on the main level. Freshly painted, bright, and inviting, featuring a spacious kitchen, a generous living room and a central wood-burning stove (WETT inspection completed and ready for cozy fall and winter evenings). This level hosts 3 comfortable bedrooms and a practical mudroom. Updates include newer laminate flooring for easy maintenance, several replaced windows, a newer hot water tank (2023) and a recently serviced furnace (2024).

The electrical panel is scheduled to be updated in early October. Downstairs you will find plenty of space for storage and a laundry area. If you love sunshine, you will appreciate the south facing deck. A wonderful place to grow some flowers or veggies, enjoy a good book and admire the stars in the dark sky. Living in Longview means embracing a slower-paced, peaceful lifestyle surrounded by natural beauty. You™ll be just minutes from world-renowned fly fishing, scenic hiking trails, and some of Western Canada™s best restaurants. For convenience, a full-service hospital, medical clinic, grocery store, and shopping are only a 15-minute drive away. **Please note: The south lot line is approx. 4 ft from the side deck.** The large wood shed is on a neighbouring lot. See aerial photo for



reference and ask your agent for more details.
(id:6289)

Essential Information

Listing #	A2254984
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,308
Acres	0.15
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	216 Royalties Crescent
Subdivision	N/A
City	Longview
Province	Alberta
Postal Code	T0L1H0

Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window
Parking	Other

Interior

Appliances	Refrigerator, Stove, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block, See Remarks

Listing Details

Listing Office Century 21 Foothills Real Estate



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