



216 Royalties Crescent , Longview, Alberta - \$299,900



Main Photo

Property Description

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). 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.

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