

\$299,900 - 216 Royalties Crescent, Longview

MLS® #A2254984

\$299,900

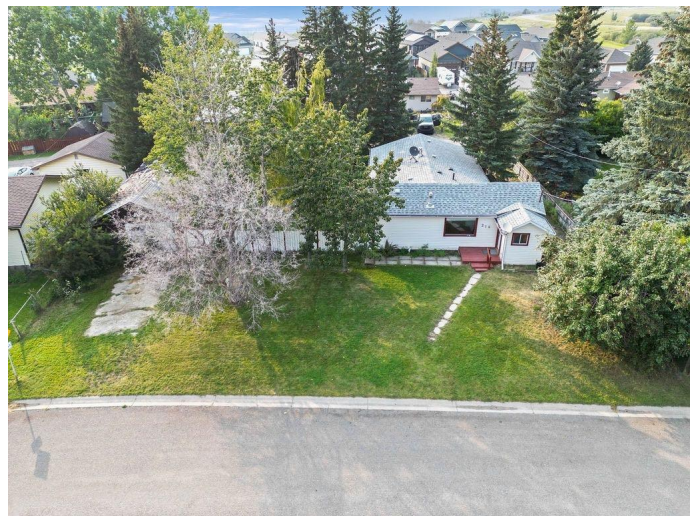
3 Bedroom, 1.00 Bathroom, 1,308 sqft
Residential on 0.15 Acres

NONE, 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). 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.

Essential Information

MLS® #	A2254984
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,308
Acres	0.15
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	216 Royalties Crescent
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Dog Run
Lot Description	Front Yard, Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Combination

Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	RR1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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