

# \$400,000 - 311 Twin Cities Drive, Longview

MLS® #A2243497

**\$400,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.26 Acres

NONE, Longview, Alberta

Don't miss this opportunity to own a fantastic home situated on a 0.26 acre (+/-) lot in the Village of Longview. Nestled among mature trees, this property features a large paved driveway, single oversized detached garage, a spacious side deck, and a fenced backyard. Ample parking is available, and there is potential for subdivision with municipal approval. The home has been well maintained and is ready for its new owner. The main level offers an open-concept living and dining area with an I-shaped kitchen boasting stainless steel appliances and direct access to the massive side deck. The primary bedroom features a two-piece ensuite with an oversized vanity and a large closet. Additional main floor highlights include ample storage, in-hall laundry, and a four-piece bathroom. The developed lower level offers a large recreation room, cold storage, and an additional bedroom or den space. Located in the heart of the picturesque Village of Longview, residents enjoy a vibrant small-community lifestyle with a wide range of amenities. The village offers a K-6 school, public library, community hall, playground and exercise park, horseshoe pits, and a fully serviced campground. Recreational amenities include a seasonal skating rink and skateboard park. The community hosts events year-round and supports a thriving arts and dining scene. Indulge in the renowned Longview Beef Jerky, gourmet dining at Longview Steakhouse and B&B (named among the world's best steakhouses),



family restaurants, bakeries, caf s, and a lively country market featuring local produce and handmade goods. Longview's proximity to the Highwood River, Cowboy Trail, and the Rocky Mountains offers stunning scenery and endless outdoor adventures, all within a warm, welcoming village atmosphere. This is a wonderful opportunity in a desirable community. Book your showing today!

### Essential Information

MLS® #	A2243497
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	836
Acres	0.26
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	311 Twin Cities Drive
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Driveway, Garage Faces Front, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached, Workshop in Garage
# of Garages	1

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

## Additional Information

Date Listed	July 26th, 2025
Days on Market	2
Zoning	Residential

## Listing Details

Listing Office	CIR Realty
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