



GRASSROOTS
REALTY GROUP

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211 1 Avenue SE
Langdon, Alberta

MLS # A2300390



\$679,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,201 sq.ft. | Age: | 1960 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.41 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, | | |

| | | | |
|--------------------|--|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-URB |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home, Sump Pump(s), Vinyl Windows | | |

Inclusions: N/A

ACREAGE FEEL with the convenience of in-town living! This nearly HALF ACRE PROPERTY offers the privacy you've been searching for. Ideally located on the edge of town where you can enjoy peaceful sunrises from your private back deck and watch the sunsets from the spacious front deck. The OVERSIZED (32' x 24') HEATED SHOP is a standout feature with 12' ceilings, a 10' door, subpanel, and 220 power—perfect for hobbyists, storage, or a workshop. The shop roof was replaced in 2025. This solid BUNGALOW, with almost 2,300 sq ft of developed space, blends character and peace of mind, having been moved onto a new raised concrete foundation in 2001, completed with Delta MS and Delta FL water control measures. The main floor features original hardwood throughout, a bright and spacious living and dining area with access to the back patio, and a functional kitchen with an abundance of solid cabinetry. Down the hall are three generously sized bedrooms and a full 4-piece bathroom. The fully developed basement adds flexibility with a fourth bedroom, another full bathroom, and a massive rec room ideal for a teenager's retreat, home gym, or games space. Stay comfortable year-round with CENTRAL A/C, and enjoy the benefits of updated plumbing and electrical. The home is serviced by a well—no water bill—and includes a filtration system, water softener, and reverse osmosis for added comfort. Outside, the fully fenced yard offers plenty of room for kids and pets, along with a firepit, raised garden beds, a storage shed, plus RV parking within the fenced yard. Out front there is ample parking for vehicles, trailers, or guests, as well. Located in the growing community of Langdon with great schools, shopping, restaurants, and a golf course nearby, this property truly delivers the best of

country living with town convenience. Call your favourite realtor to view today!