



**22 Moe Avenue NW
Langdon, Alberta**

MLS # A2304827



\$705,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Sheds in backyard (x2), built-ins in the master bedroom closet, and TV wall mounts.

Looking for more space without giving up convenience? This fully finished 2 storey in Langdon offers over 2,360 sq ft of developed living space, a heated garage, and a backyard you rarely find anymore! This is an amazing family home on a huge lot in the growing community of Langdon, boasting 4 bedrooms, 3.5 bathrooms, RV parking, and a heated double attached garage, this is the kind of property that's hard to find at this price point. The main floor offers a bright, functional layout with a spacious living room featuring a gas fireplace, main floor laundry, and an updated kitchen with two-tone cabinetry, stainless steel appliances, dream corner pantry, centre island, and plenty of prep space. The dining area overlooks the backyard and has direct access outside, an ideal setup for summer BBQ season. Upstairs you'll find a great floorplan for families with 3 bedrooms, a central bonus room, and a large primary bedroom complete with a walk-in closet and private ensuite. The 2 secondary bedrooms are both oversized. The basement is fully finished with a large family room, 4th bedroom, full bathroom, and plenty of additional storage. Whether you need space for teenagers, guests, or a home office setup, there's room to make it work. Outside is where this property really stands out. The backyard is massive and offers endless possibilities. There's tons of room for kids, pets, entertaining, gardening, trailers, or future plans. You'll love the firepit area, sheds for storage, garden boxes, and RV parking. Located within walking distance to Langdon School, parks, and pathways, this is a solid family home with space to grow both inside and out!