



**111 North Bridges Garden
Langdon, Alberta**

MLS # A2325725



\$828,800

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|------------------|------------------------|---------------|------------------|
| Division: | Bridges of Langdon | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,912 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

TRIPLE ATTACHED GARAGE!! 5 BEDROOMS!! 3.5 BATHS!! SEPARATE BASEMENT ENTRANCE!! 2,900+ SQ FT OF LIVING SPACE!! Welcome to this stunning brand-new home in the highly sought-after North Bridges of Langdon, built for luxury, functionality, and modern family living. Offering 5 bedrooms and 3.5 bathrooms, this home features a layout that truly stands out. The main floor includes a full bedroom, a bright and spacious living area with fireplace and large windows, a beautifully designed kitchen with central island, built-in features, and extensive cabinetry, plus a dining area that flows perfectly for everyday living and entertaining. A 2PC bath completes the main level. Upstairs, you’ll find 4 spacious bedrooms, including the primary retreat with a 5PC ensuite and walk-in closet. One additional bedroom also includes its own walk-in closet, while two more bedrooms are connected by a Jack & Jill 4PC bath, offering both privacy and convenience. Another 4PC bath and a large family room complete the upper level. The open-to-below design adds an impressive and elegant touch to the home. This property also offers a SEPARATE ENTRANCE TO THE BASEMENT and a TRIPLE ATTACHED GARAGE, giving you the space and flexibility today’s buyers are looking for. Scheduled for completion in June 2026. Located in one of Langdon’s fastest-growing communities, this home delivers space, style, and long-term value. DON’T MISS THIS INCREDIBLE OPPORTUNITY IN NORTH BRIDGES OF LANGDON — BOOK YOUR SHOWING TODAY!!