



GRASSROOTS

REALTY GROUP

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**7 Henderson Bay NE
Langdon, Alberta**

MLS # A2325968



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.25 Acre		
Lot Feat:	Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: N/A

Welcome to 7 Henderson Bay, where generous living spaces, an exceptional lot, and an unbeatable family-friendly location come together in one of Langdon's most desirable neighbourhoods. Situated on a beautifully landscaped quarter-acre lot in a quiet cul-de-sac, this thoughtfully maintained home offers over 2,900 square feet of developed living space designed to accommodate every stage of family life. From the moment you arrive, you'll appreciate the pride of ownership and the balance of comfort, functionality, and outdoor living that make this property truly special. The bright and inviting main floor is designed for both everyday living and entertaining, featuring spacious gathering areas, large windows that fill the home with natural light, and seamless views of the expansive backyard. Whether you're hosting friends, enjoying family dinners, or simply relaxing after a busy day, this home offers the perfect setting. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a private four-piece ensuite. The fully finished basement extends the home's versatility with two additional bedrooms, a large family room, and plenty of space for guests, teenagers, or a home office. One of the standout features of this property is its incredible garage space. In addition to the heated double attached garage with an integrated workshop, you'll also enjoy a heated oversized double detached garage measuring approximately 27'8" x 23'—ideal for car enthusiasts, hobbyists, extra storage, or all your recreational toys. The backyard is where this home truly shines. Set on an impressive 0.25-acre lot, the outdoor space provides endless possibilities for entertaining, gardening, children's play, or simply enjoying the peace and privacy that comes with a property of this size. Mature landscaping and plenty of room to spread out create a backyard

you'll enjoy throughout every season. Offering the space families need, the garage setup buyers dream of, and the welcoming community Langdon is known for, this is a rare opportunity to enjoy small-town living without compromising on comfort or convenience. Other things to note: Triple Pane Window (Aug 2025), Roof (2024), Siding (2024), Sump Pump (2026), Basement completely renovated including bathroom (June 2026).