



GRASSROOTS
REALTY GROUP

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18 Moe Avenue NW
Langdon, Alberta

MLS # A2330537



\$565,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Lawn, No N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

This isn't an acreage, but it feels like it. Welcome to 18 Moe Ave, a 4 bedroom, 3.5 bath home that sits on the kind of lot that changes what's possible. Built in 2003 with 1,419 square feet above grade, the home opens onto a massive front porch that sets the tone: this property is built for living outside and in. Conveniently within walking distance to Langdon School. The main floor is bright and functional, with a living room that catches natural light. The kitchen features stainless steel appliances and island seating, flowing into the dining room that looks out to the deck. Recent updates include replaced appliances (washer, dryer, stove, and fridge), plus air conditioning. A half bath, mudroom with laundry, and front-attached garage at 20'x10'; by 21'x10'; complete this level. Upstairs, the primary bedroom is generously sized with a 4-piece ensuite. Two additional bedrooms sit at the back of the house, offering privacy and quiet, served by a full bath. The basement is fully finished. A beautiful updated bathroom with a walk-in shower, a fourth bedroom, a large rec room, and extra storage give you flexibility, whether that's guest space, a media room, or growing room as your life changes. But the backyard is where this property stops being a house and becomes a home. A massive deck stretches across the back, complemented by a huge concrete patio that extends your living space. The lot depth is 50 feet, so the backyard extends with real room for kids, entertaining, and life. There's a shed for storage and a fire pit already waiting. No neighbours behind you means true privacy, finished with a dog run on the side of the home. This is outdoor space that was built intentionally, by people who understood what matters in Langdon.

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