



GRASSROOTS
REALTY GROUP

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24 Brander Avenue NW
Langdon, Alberta

MLS # A2334594



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Private,		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SML

Utilities: -

Features: Bidet, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: Optional garage cabinets included

For more information, please click the "More Information" button. Welcome to one of Langdon's most complete family homes—an extensively renovated two-storey property offering 2010 sq ft of beautifully updated living space on a rare 0.25-acre lot directly across from the K school. Combining modern interior upgrades, exceptional outdoor living, and room for all your vehicles, trailers, and future shop plans, this is a property that stands out from the moment you arrive. Built in 2002, the home has been fully renovated throughout with luxury vinyl plank flooring, fresh paint, updated finishes, and a bright, move-in-ready feel. The main floor is designed for both everyday living and entertaining, featuring a spacious kitchen with granite countertops, a large island, pantry, and stainless steel appliances. Upstairs offers three generous bedrooms, including a spacious primary suite, plus a large bonus room that provides the perfect space for a family room, home office, or kids' play area. The partially developed basement offers excellent flexibility and future potential for additional living space, a home gym, theatre room, or guest accommodations. Step outside and you'll find a backyard that is truly hard to replicate. The fully landscaped and fully fenced quarter-acre lot is surrounded by mature trees that provide outstanding privacy. Enjoy summer evenings on the 12' x 20' deck beneath the pergola, complete with a dedicated outdoor TV area, gather around the firepit, or enjoy the basketball court with family and friends. The property also features irrigation, outdoor landscape lighting, and two storage sheds, creating a backyard that is both functional and beautifully maintained. Basketball court pad ideal for future shop. Previous approval for 30' x 30' garage/shop. For those who need space, this property delivers. There is RV

parking, ample room for trailers and recreational vehicles, and plenty of space to build a future detached shop. The double attached garage is fully finished and heated, making it ideal year-round. Major exterior updates have already been completed, including new siding and a new roof approximately three years ago, along with a new hot water tank installed around the same time. Additional comfort comes from central air conditioning, ensuring the home is ready for every season. Located directly across from Langdon's K–8 school, this home offers the convenience every family wants—children can walk to school in minutes while enjoying one of the community's most established and desirable settings. This is a rare opportunity to own a fully renovated, move-in-ready home on one of Langdon's most desirable lot sizes, offering the perfect balance of indoor comfort, outdoor lifestyle, and long-term potential.