



GRASSROOTS
REALTY GROUP

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22 Moe Avenue NW
Langdon, Alberta

MLS # A2335160



\$667,000

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 home in Langdon offers over 2,360 sq. ft. of developed living space, a massive private backyard, RV parking, and the kind of outdoor space that is becoming increasingly hard to find. Meticulously maintained and thoughtfully cared for, this 4 bedroom, 3.5 bathroom home has been well looked after and offers plenty of room for families to live, entertain, and grow. The furnace was replaced in 2024 and the roof was redone in 2021, giving you added peace of mind. Situated on a large lot with no neighbours looking directly into the backyard, this is a home that offers both space and privacy. From the moment you arrive, the welcoming front porch adds plenty of small town charm and is the perfect spot to enjoy your morning coffee or relax and watch the seasons change. Inside, the main floor offers a bright and functional layout with a spacious living room featuring a gas fireplace, main floor laundry, and an updated kitchen complete with two tone cabinetry, stainless steel appliances, a centre island, plenty of prep space, and a dream corner pantry. The dining area overlooks the backyard and provides direct access outside, creating an ideal setup for summer BBQs and entertaining. Upstairs, you will find a family friendly floorplan with three bedrooms, a central bonus room, and a spacious primary bedroom featuring a walk in closet and, private ensuite. Both secondary bedrooms are generously sized, giving everyone plenty of room of their own. The fully finished basement adds even more flexibility with a large family room, fourth bedroom, full bathroom, and additional storage. Thanks to the high ceilings and spacious layout, it does not feel like a typical basement. This comfortable additional living space is perfect for teenagers, guests, a home office, gym, movie room, or whatever your

family needs. Outside is where this property truly stands out. The massive backyard offers exceptional privacy and plenty of room for kids, pets, gardening, entertaining, or simply enjoying your own outdoor space. The yard already features a firepit area, garden boxes, sheds for storage, and dedicated RV parking. Even better, a gas line and electrical have already been trenched and run to the back giving you a valuable head start for future outdoor projects such as a hot tub, outdoor kitchen, pool, or other backyard features. With a freshly painted double attached garage, dedicated RV parking, a huge private backyard, a fully developed basement with high ceilings, an updated primary ensuite, a furnace replaced in 2024, a roof redone in 2021, and over 2,360 sq. ft. of finished living space, 22 Moe Avenue NW offers an exceptional amount of space and functionality in a great Langdon location. Located within walking distance to Langdon School, parks, and pathways, this is a home with room to enjoy today and plenty of possibilities for the future.