



GRASSROOTS
REALTY GROUP

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**12 Welshimer Crescent NE
Langdon, Alberta**

MLS # A2346797



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,691 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-URB

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Data

Inclusions: N/A

Welcome to 12 Welshimer Crescent in Langdon — a spacious 1,690 sq. ft. bungalow with a fully developed lower level, situated on an impressive quarter-acre lot. With a huge green space directly beside the property, RV parking, an oversized double front-drive garage with extra-tall ceilings, and an abundance of living space, this home offers an exceptional combination of space and potential. The welcoming main entry features a covered porch and opens into a front foyer with beautiful hardwood flooring and striking inlay detail. The open-concept main floor includes a large eat-in kitchen with plenty of cabinetry, a generous pantry, and an island with the sink and dishwasher. The adjoining living room features a gas fireplace, creating a warm and inviting space for family and guests. The spacious primary bedroom features a large ensuite, a private toilet room, an impressive soaker tub, and an oversized adjoining wet-room shower. Two additional bedrooms and convenient main-floor laundry complete the main level. The fully developed lower level adds two more bedrooms and a huge family room that is perfect for entertaining, relaxing, or hosting a big family movie night. The basement includes rough-ins for in-floor heating, a wet bar, and a natural gas fireplace, providing excellent opportunities for future customization. The home is also wired for Ethernet, making it well suited to today's connected lifestyle. Outside, the property continues to impress with RV parking alongside the house, a huge backyard garden shed, and plenty of room to enjoy the expansive lot. The oversized double garage offers extra-tall ceilings, with a natural gas rough-in for a future garage furnace, providing excellent flexibility for vehicles, storage, hobbies, or projects. The home does show some wear and tear and will require repairs and updating, which has been taken into consideration in the

asking price. The fundamentals are here, however, with good bones, a spacious and functional layout, substantial living space, and a remarkable lot. This is an opportunity for a buyer to bring their vision, complete the necessary improvements, and create something truly special in Langdon.