

\$609,900 - 24 Moe Avenue Nw, Langdon

MLS® #A2098511

\$609,900

4 Bedroom, 4.00 Bathroom, 1,616 sqft

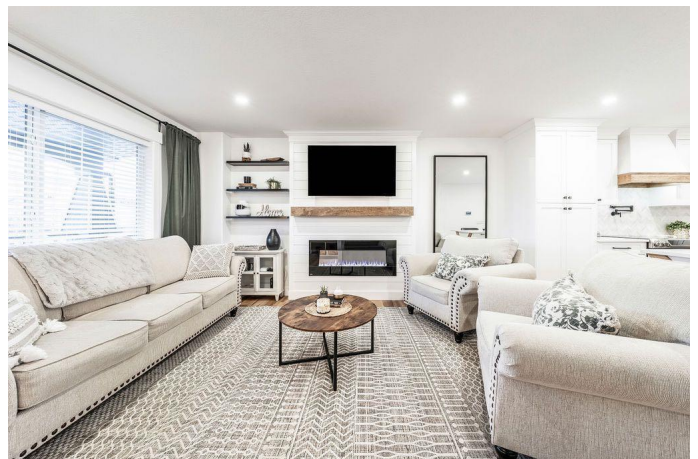
Residential on 0.22 Acres

NONE, Langdon, Alberta

Welcome to this beautifully updated 2-story home, offering a total of 2,095 sq feet of developed living space! This 4-bedroom, 3.5-bathroom home is situated on a quiet, family-friendly street with no neighbors behind, ensuring added privacy and scenic views to the north.

The main level underwent an impressive renovation, sparing no expense. The open-concept design is highlighted by a stylish fireplace—a perfect gathering spot for family. The brand-new kitchen is a dream, featuring a spacious island with a center sink, built-in microwave, and an eating bar large enough for four. Stainless Steel Appliances, a full side-by-side refrigerator and freezer, a striking range hood over the stove, and a convenient over-the-stove water tap for the family chef are just a few of the impressive details. The nook area includes built-in cabinetry and a beverage cooler. The laundry/mudroom, accessible through a charming barn door, boasts real wood countertops, large windows for natural light, and a trendy bench seat with coat hooks. Completing the main level is a beautifully renovated half bath.

Upstairs, the primary bedroom offers a 3-piece ensuite and a spacious walk-in closet with built-ins for optimal storage. The second and third bedrooms, along with the bonus room, complete the upper level. The fully finished basement adds a large recreation/living area,



a fourth bedroom, and a 3-piece bath.

Step outside onto the expansive deck and take in the abundance of trees, a fire pit, and a spacious yard. With a double attached garage and RV parking, this home has it all. Don't miss out—call today to make this your new home!

Built in 2004

Essential Information

MLS® #	A2098511
Price	\$609,900
Sold Price	\$603,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,616
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Moe Avenue Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	8
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, RV

Access/Parking

Interior

Interior Features	Kitchen Island, Laminate Counters, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 29th, 2023
Date Sold	January 31st, 2024
Days on Market	34
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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