

\$629,900 - 116 1 Avenue Se, Langdon

MLS® #A2111445

\$629,900

3 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.23 Acres

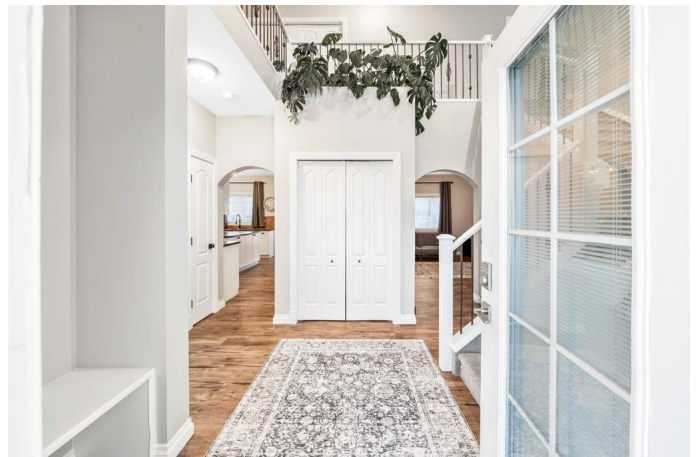
NONE, Langdon, Alberta

The “Empress” model by Point Grey Homes, nestled in the heart of Langdon, Alberta, offers a unique blend of spacious living and small-town charm, perfect for move-up buyers. This home is a testament to thoughtful design and modern amenities.

Upon entry, the foyer, with its soaring 18-foot ceiling and south-facing windows, introduces a sense of grandeur, complemented by a large plant shelf. This space sets the tone for a home that balances elegance with comfort.

Central to the home is the expansive kitchen, measuring 9x16, featuring a 4’x6’ island, corner pantry with motion lighting, and a new sink with a garburator. Modern appliances, including a 36” fridge and LG dishwasher from 2022, ensure culinary excellence. The kitchen flows into the main living area, underscored by 9-foot ceilings and new Lifeproof rigid core vinyl plank flooring, installed in January 2024, offering durability and style.

The outdoor space is equally impressive, with a fully fenced backyard, over 200 sq ft of garden beds, and an array of trees and bushes, all maintained by a WiFi-controlled sprinkler system. The home’s practical features include an attached 2-car garage, central air conditioning added in May 2022, and various electrical upgrades.



Inside, the home boasts a main floor powder room, another in the basement, and four new Kohler toilets with lifetime warranties installed in January 2024. The top floors are painted with durable urethane enamel for longevity.

Upstairs, the living space includes 3 bedrooms, a large den, and 2 full bathrooms. The master suite features a two-sided gas fireplace, a vast walk-in closet, and a bathroom with a jetted tub and stand-up shower. Convenience is further enhanced by second-floor laundry.

The mechanical room showcases the home’s modern utilities and smart device integration for a seamless living experience. The garden is a landscaped dream with a variety of trees, shrubs, and flowering plants, creating a serene outdoor retreat.

In summary, this home combines the tranquility of small-town living with the sophistication of modern amenities, making it an ideal setting for creating lasting memories in Langdon, Alberta. Call today!

Built in 2004

Essential Information

MLS® #	A2111445
Price	\$629,900
Sold Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,912
Acres	0.23
Year Built	2004
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 1 Avenue Se
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
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Date Sold	March 8th, 2024
Days on Market	7
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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