

\$564,900 - 59 Besse Avenue Nw, Langdon

MLS® #A2170175

\$564,900

3 Bedroom, 3.00 Bathroom, 1,250 sqft
Residential on 0.17 Acres

NONE, Langdon, Alberta

Welcome to your new home in Langdon! This spacious and affordable fully finished home is perfect for young families or first-time buyers. From the moment you step onto the charming covered front porch, youâ€™ll feel the welcoming vibe that matches the friendly small-town feel of Langdon itself.

Inside, the main floor features 9â€™ ceilings and stylish multi-tone laminate flooring that ties the entire space together. The cozy living room, complete with a gas fireplace surrounded by stone and a wooden mantle, offers the perfect spot to relax. The open dining area has plenty of natural light from a large window and is located right next to the kitchen, which boasts warm cabinetry, all appliances included, and a functional center island. Step out into your south-facing backyardâ€”ideal for grilling, entertaining, and giving the kids space to run! The yard is fully fenced and comes with a two-tiered deck for all your outdoor fun.

Upstairs, youâ€™ll find three generously sized bedrooms, including the primary suite with its own ensuite and walk-in closet. The other two bedrooms offer great space for the kids, with built-in closet shelving to keep things organized. But the basement is where the magic happensâ€”your little ones will love the built-in playroom designed like a castle! Plus, there's a stylish built-in entertainment unit to keep your games, toys, and gear tucked away.



This home is located near schools and parks, making it ideal for families. Come see why so many people are choosing to call Langdon home!

Built in 2006

Essential Information

MLS® #	A2170175
Price	\$564,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	59 Besse Avenue Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Sump Pump(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 29th, 2024
Days on Market	25
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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