



**GRASSROOTS**  
REALTY GROUP

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**27 Henderson Road  
Langdon, Alberta**

**MLS # A2220653**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-URB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Freezer and massage chair negotiable

Bright, Beautiful & Move-In Ready &ndash; Updated Family Gem in Langdon! Step into over 2,200 sq. ft. of thoughtfully designed living space in this warm and welcoming 2-storey home, nestled in the heart of Langdon. Featuring 3 spacious bedrooms up, a fully finished basement with a 4th bedroom, and a smart, family-friendly layout&mdash;this home is perfect for growing families or those who love to entertain. The soaring vaulted ceilings create an airy, open atmosphere the moment you walk in, while the custom-refinished hardwood floors add warmth and character. The chef-inspired kitchen is a true highlight, offering plenty of cupboard and counter space&mdash;ideal for daily meals, weekend baking, and everything in between. This home is packed with modern upgrades that offer comfort and peace of mind: Central air conditioning for year-round comfort Newer roof & hot water tank (both 3 years old) Upgraded PEX plumbing with individual shut-offs Stylishly updated bathrooms with granite counters & tile surrounds Brand new carpet for a fresh, cozy feel Solar panels (installed 3 years ago) for energy efficiency Outside, enjoy a private backyard retreat featuring raised garden beds, a playhouse shed, and rear yard access&mdash;ideal for kids, green thumbs, or hobbyists. Bonus: there&rsquo;s RV parking for weekend getaways and road trip lovers. This home blends modern updates, thoughtful details, and small-town charm&mdash;all in a friendly, welcoming community. Don&rsquo;t miss your chance to call this Langdon beauty home!