



GRASSROOTS
REALTY GROUP

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**4 Lloyd Crescent NE
Langdon, Alberta**

MLS # A2253826



\$739,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,859 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Insulated,		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Garden, Gazebo, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	Gazebo on deck and back yard, work bench in shop, all window coverings, heater in shop Water softener (as Is) reverse osmosis (as Is)		

**** OPEN HOUSE SATURDAY SEPT. 13, 12-3****Welcome to the family-friendly community of Langdon! This beautiful family home sits on a $\frac{1}{4}$ -acre lot with a fully landscaped yard, offering space, privacy, and room to grow. Step inside to a welcoming foyer, where you'll find a private office (or optional main-floor bedroom). The open-concept main level boasts a bright, airy floor plan with neutral décor and thoughtful upgrades throughout. The upscale kitchen features custom cabinetry, granite counters, tile backsplash, stainless steel appliances, and a center island—perfect for family gatherings. The adjoining dining area has plenty of room for a large family table, while the cozy living room highlights a river rock fireplace with a mantle ideal for displaying family treasures. Rounding out the main level are a private laundry room with sink, plus a convenient 2-piece guest bath. Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom, along with a lovely primary suite offering a walk-in closet and spa-inspired ensuite with a jetted tub. The fully finished lower level expands your living space with a family room featuring a standalone fireplace, a rec room with built-in cabinets and countertops (perfect for games or hobbies), another bathroom, and a generous storage room with sink—ideal for wine-making or crafting. Outside, enjoy your private backyard retreat with a large deck, garden area, gazebo, mature trees, and full fencing—perfect for family parties or quiet evenings. And the extras don't stop there! You'll love the heated workshop/gym (23' x 15') with endless potential to suit your lifestyle. The oversized double garage provides ample space for vehicles, with additional room along the side for toys or trailers, and a driveway that easily accommodates guest parking. Don't

miss this rare opportunity to own a versatile, well-appointed family home on a stunning lot. Call your favourite agent today to book a showing!