



GRASSROOTS
REALTY GROUP

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21 Wilson Road NE
Langdon, Alberta

MLS # A2281152



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,321 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: Garden Sheds (2)

Located on a quarter acre lot in the heart of Langdon, this beautifully crafted bungalow offers space, comfort, and timeless character in a walkable, family-friendly setting close to schools and everyday shopping. A charming wrap-around porch welcomes you home and sets the tone for the quality and warmth found throughout. The main floor features a very open and inviting floorplan, ideal for both daily living and entertaining. The spacious living room is anchored by a cozy gas fireplace and enhanced by a large bay window that overlooks the expansive backyard. The kitchen is thoughtfully designed with abundant dark cabinetry, ample counter space, stainless steel appliances, a built-in pantry, and a central island with a raised breakfast bar. Adjacent to the kitchen is a sunny dining nook with another bay window, filling the space with natural light and offering lovely backyard views. Three well-appointed bedrooms are located on the main level, including a large primary suite complete with a walk-in closet and a private three-piece ensuite bath. While the other 2 bedrooms are steps away from the 4 piece bathroom and a dedicated laundry room offers excellent storage and a convenient utility sink. Rich wood flooring, custom built-ins, and detailed woodwork throughout the main level add warmth and character to the home. The lower level offers endless possibility and is developed with a large family room, two additional bedrooms, a den / play area and a three-piece bathroom. Outside, the oversized lot truly shines. The extra-long driveway easily accommodates multiple vehicles or an RV. The backyard is expansive and well equipped with a deck, pergola, two storage sheds, and plenty of room for kids, pets, or future landscaping ideas. This is a rare opportunity to own a spacious bungalow with classic craftsmanship, incredible outdoor space, and a prime Langdon location.

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