



**7 Henderson Bay NE
Langdon, Alberta**

MLS # A2300665



\$844,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.25 Acre		
Lot Feat:	Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: all Tv Mounts (TVs not included)

Tucked into the quiet, family-friendly enclave of Henderson Bay, this beautifully maintained two-storey home offers the perfect blend of space, functionality, and small-town charm. Set on an impressive 0.25-acre lot, the property delivers the kind of breathing room and backyard lifestyle that makes Langdon so sought after. With 1980 sq ft above grade plus a fully finished basement, this home is designed for growing families and effortless entertaining. The main floor offers a warm and inviting layout, ideal for both everyday living and hosting, while large windows frame views of the stunning backyard—your own private retreat with room to relax, play, and gather. Upstairs, you’ll find three spacious bedrooms, including a large primary suite with 4 piece ensuite, creating the perfect separation between living and rest. The fully developed lower level expands your options with two additional bedrooms and a dedicated workout room—perfect for active lifestyles, guests, or flexible family needs. Car enthusiasts, hobbyists, or those simply craving extra space will appreciate the rare combination of a heated double attached garage with a workshop, plus an oversized, heated double detached garage (27'8" x 23')—offering ample room for vehicles, storage, and projects. Step outside and experience what truly sets this home apart: a beautifully landscaped quarter-acre yard that invites connection, whether it’s summer barbecues, kids playing freely, or quiet evenings under Alberta’s wide-open skies. Other things to note: newer triple pain window (Aug 2025), newer roof (2024), newer siding (2024)