



**209 1 Avenue SE  
Langdon, Alberta**

**MLS # A2302295**



**\$559,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                |               |                   |
| <b>Size:</b>     | 1,355 sq.ft.                                     | <b>Age:</b>   | 1947 (79 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street, Outside, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.28 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard                            |               |                   |

|                    |                                  |                   |              |
|--------------------|----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stucco, Wood Frame               | <b>Zoning:</b>    | R-URB        |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home  |                   |              |

**Inclusions:** Shed, Washer and Dryer currently not hooked up in the basement, China Cabinet

So much opportunity in this charming 5 bedroom home with good bones situated on an impressive .28 acres in desirable Langdon. Built in 1947 this home is ready for your design ideas and a little sweat equity to create your unique character dream home or maybe a house flip. The main floor is open and bright with a generous living room room & dining area that are open to the kitchen. There are 2 bedrooms located on this level including a nice sized primary with a walk -in closet. Both rooms have large windows for an abundance of natural light and they share the main bathroom. Upstairs you’ll find two more bedrooms. The sloped ceilings in these rooms are so charming making these rooms feel cozy and full of potential. There is hardwood flooring throughout this level and each bedroom has its own closet. You can access the huge upper deck from here. This is the perfect blank canvas to create a dreamy outdoor oasis where you can enjoy your peaceful surroundings. There is still more room in the finished basement where you’ll find a 5th bedroom, 3 pc ensuite bath, spacious recreation area and plenty of storage. This home is on a well so you won’t need to worry about paying for a monthly water bill. The shingles are 2 years old and there are newer appliances in the kitchen. This prime property offers endless opportunities for development - build your dream garage or shop, park your RV and other toys. You’ll also enjoy a large front deck, a second one off the back of the home and the shed is included. Don’t miss the opportunity to build equity and turn your vision into a reality with this great property.