

\$624,900 - 108 1 Avenue Se, Langdon

MLS® #A2246164

\$624,900

3 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.23 Acres

NONE, Langdon, Alberta

Looking for a home that is loaded with value?? This terrific fully finished home is located on a sprawling .23 acre lot on Langdon's popular Southeast side close to shopping and the new Horseshoe Crossing High School. The well established landscaping offers towering trees, mature garden beds and multiple shrub varieties including strawberries, raspberries and saskatoon's. You'll be able to enjoy fresh berries for breakfast or to add to pies and jam without leaving your yard. There is nothing that adds charm to a home quite like a front porch. And this porch is surrounded by lush trees providing you a cozy private place to sit and enjoy your peaceful surroundings. Inside the spacious front foyer has a large walk-in closet on one side of it and a generous laundry room/mudroom on the other side. All of this extra storage is perfect for keeping all of your outdoor gear and clothing organized and out of the main living space. The rest of the main floor is an open concept layout with the kitchen, living room and dining room open to one another. You'll love the luxury of the cozy gas fireplace in the living room during the cooler months. Upstairs you'll find 3 nice sized bedrooms including the primary with a 3 pc ensuite and generous walk in closet. The other 2 bedrooms share the main bath. The fully finished basement offers a versatile area to expand your living space to suit your needs. A large recreation room can be set up as a second family room, a home gym, playroom or whatever suits your needs. There is also a



nice and bright flex room that can be a bedroom if you add a closet. Hobby Room is roughed in for a future bathroom. Outside youâ€™ll appreciate the convenience of the 2 car attached garage as well as plenty of extra parking including space for your work trailer or RV. The backyard is huge with tons of room for kids and pets to play plus there is a fenced dog run. The nice sized deck has a natural gas line for your BBQ and you can store all of your gardening tools in the detached shed. This awesome home has everything you need and offers you the opportunity to build equity and make it your own. Donâ€™t miss your chance to call this one home.

Built in 2003

Essential Information

MLS® #	A2246164
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	108 1 Avenue Se
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	11
Zoning	R-URB

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.