

27 Henderson Road  
Langdon, Alberta

MLS # A2220653



**\$724,900**

|           |                                                     |        |                   |
|-----------|-----------------------------------------------------|--------|-------------------|
| Division: | NONE                                                |        |                   |
| Type:     | Residential/House                                   |        |                   |
| Style:    | 2 Storey                                            |        |                   |
| Size:     | 1,645 sq.ft.                                        | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                   | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, RV Access/Parking |        |                   |
| Lot Size: | 0.25 Acre                                           |        |                   |
| Lot Feat: | Garden, Landscaped, Rectangular Lot                 |        |                   |

|             |                                                                        |            |       |
|-------------|------------------------------------------------------------------------|------------|-------|
| Heating:    | Forced Air                                                             | Water:     | -     |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl                                  | Sewer:     | -     |
| Roof:       | Asphalt Shingle                                                        | Condo Fee: | -     |
| Basement:   | Finished, Full                                                         | LLD:       | -     |
| Exterior:   | Vinyl Siding, Wood Frame                                               | Zoning:    | R-URB |
| Foundation: | Poured Concrete                                                        | Utilities: | -     |
| Features:   | Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |            |       |

**Inclusions:** Freezer and massage chair negotiable

Bright, Beautiful & Move-In Ready &ndash; Updated Family Gem in Langdon! Step into over 2,200 sq. ft. of thoughtfully designed living space in this warm and welcoming 2-storey home, nestled in the heart of Langdon. Featuring 3 spacious bedrooms up, a fully finished basement with a 4th bedroom, and a smart, family-friendly layout&mdash;this home is perfect for growing families or those who love to entertain. The soaring vaulted ceilings create an airy, open atmosphere the moment you walk in, while the custom-refinished hardwood floors add warmth and character. The chef-inspired kitchen is a true highlight, offering plenty of cupboard and counter space&mdash;ideal for daily meals, weekend baking, and everything in between. This home is packed with modern upgrades that offer comfort and peace of mind: Central air conditioning for year-round comfort Newer roof & hot water tank (both 3 years old) Upgraded PEX plumbing with individual shut-offs Stylishly updated bathrooms with granite counters & tile surrounds Brand new carpet for a fresh, cozy feel Solar panels (installed 3 years ago) for energy efficiency Outside, enjoy a private backyard retreat featuring raised garden beds, a playhouse shed, and rear yard access&mdash;ideal for kids, green thumbs, or hobbyists. Bonus: there&rsquo;s RV parking for weekend getaways and road trip lovers. This home blends modern updates, thoughtful details, and small-town charm&mdash;all in a friendly, welcoming community. Don&rsquo;t miss your chance to call this Langdon beauty home!