

# \$739,900 - 4 Lloyd Crescent Ne, Langdon

MLS® #A2253826

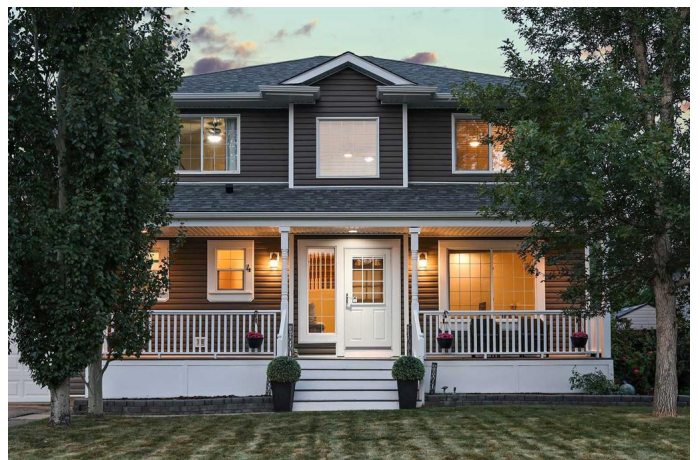
**\$739,900**

3 Bedroom, 4.00 Bathroom, 1,859 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

**\*\* OPEN HOUSE SATURDAY SEPT. 13, 12-3\*\*** Welcome to the family-friendly community of Langdon! This beautiful family home sits on a ¼-acre lot with a fully landscaped yard, offering space, privacy, and room to grow. Step inside to a welcoming foyer, where you'll find a private office (or optional main-floor bedroom). The open-concept main level boasts a bright, airy floor plan with neutral décor and thoughtful upgrades throughout. The upscale kitchen features custom cabinetry, granite counters, tile backsplash, stainless steel appliances, and a center island—perfect for family gatherings. The adjoining dining area has plenty of room for a large family table, while the cozy living room highlights a river rock fireplace with a mantle ideal for displaying family treasures. Rounding out the main level are a private laundry room with sink, plus a convenient 2-piece guest bath. Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom, along with a lovely primary suite offering a walk-in closet and spa-inspired ensuite with a jetted tub. The fully finished lower level expands your living space with a family room featuring a standalone fireplace, a rec room with built-in cabinets and countertops (perfect for games or hobbies), another bathroom, and a generous storage room with sink—ideal for wine-making or crafting. Outside, enjoy your private backyard retreat with a large deck, garden area, gazebo, mature trees, and full fencing—perfect for



family parties or quiet evenings. And the extras don't stop there! You'll love the heated workshop/gym (23' x 15') with endless potential to suit your lifestyle. The oversized double garage provides ample space for vehicles, with additional room along the side for toys or trailers, and a driveway that easily accommodates guest parking. Don't miss this rare opportunity to own a versatile, well-appointed family home on a stunning lot. Call your favourite agent today to book a showing!

Built in 1998

**Essential Information**

MLS® #	A2253826
Price	\$739,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,859
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4 Lloyd Crescent Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

**Amenities**

Parking Spaces	6
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Parking	Double Garage Attached, Driveway, RV Access/Parking, Asphalt, Garage Door Opener, Insulated, Oversized
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# of Garages	2
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### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Walk-In Closet(s), Jetted Tub
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Appliances	Central Air Conditioner, Dryer, Gas Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Decorative, Gas, Living Room, Mantle, Family Room, See Remarks, Stone
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Has Basement	Yes
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Basement	Finished, Full
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### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Other, Private Yard, Storage, Lighting
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Lot Description	Back Yard, Dog Run Fenced In, Garden, Gazebo, Landscaped, Lawn, Rectangular Lot, Street Lighting, Cul-De-Sac, Many Trees, See Remarks
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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### **Additional Information**

Date Listed	September 10th, 2025
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Days on Market	1
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Zoning	HR-1
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### **Listing Details**

Listing Office	RE/MAX First
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