

**55 Wenstrom Crescent NE  
Langdon, Alberta**

**MLS # A2197845**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Side, Insulated		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Garden, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters		

**Inclusions:** TV Mounts, Ring doorbell camera, Murphy bed

Fully Renovated Family Home on a Spacious 0.26-Acre Lot! Looking for a beautifully updated home with space to grow? This stunning 4-bedroom, 3.5-bathroom home has been completely transformed since 2019 and is perfect for a young family! Step inside to find a bright and functional main floor featuring a convenient 2-piece bath, den/office, a cozy family room with a gas fireplace, a dining area, and an eat-in kitchen with sleek granite countertops. Upstairs, you’ll discover two generously sized bedrooms, a 4-piece bath, and a spacious primary suite with a walk-in closet and 3-piece ensuite. The newly finished basement adds even more living space with a large rec room, an additional bedroom, and another 3-piece bath. Recent upgrades include a hot water tank (2021), shingles (2021), and an A/C unit (2022), ensuring comfort and efficiency year-round. Outside, the impressive lot offers a double garage, RV parking, and a 300 sq. ft. heated shop/man cave—the perfect retreat! Enjoy outdoor living in your large yard or unwind on the spacious deck. All of this, just steps from Sarah Thompson K-5 School, making it an unbeatable location for families! This turn-key home has everything you need and more—don’t miss out!