

\$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
----------------	---

Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized, RV Access/Parking, Asphalt
---------	--

# of Garages	2
--------------	---

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dryer, Gas Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	2
-----------------	---

Fireplaces	Decorative, Family Room, Gas, Living Room, Mantle, See Remarks, Stone
------------	---

Has Basement	Yes
--------------	-----

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Lighting, Other, Private Yard, Storage
-------------------	---

Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Garden, Gazebo, Landscaped, Lawn, Many Trees, Rectangular Lot, See Remarks, Street Lighting
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 10th, 2025
-------------	----------------------

Days on Market	14
----------------	----

Zoning	HR-1
--------	------

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.