



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 WILSON Road, Langdon T0J 1X1**

MLS®#: **A2180978**      Area: **NONE**      Listing Date: **11/27/24**      List Price: **\$599,900**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **10,890 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,951**  
 Low Sqft:  
 Ttl Sqft: **1,951**

DOM

**24**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Smoking Home,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`8" x 6`4"	Flex Space	Main	13`1" x 11`11"
Living Room	Main	17`0" x 15`1"	Dining Room	Main	11`11" x 9`11"
Kitchen	Main	12`6" x 11`2"	Laundry	Main	10`6" x 8`6"
2pc Bathroom	Main	6`10" x 2`8"	Covered Porch	Main	9`10" x 13`3"
Bedroom - Primary	Second	15`1" x 12`0"	Walk-In Closet	Second	4`7" x 8`10"
4pc Ensuite bath	Second	9`0" x 12`6"	4pc Bathroom	Second	8`8" x 5`0"
Bedroom	Second	10`0" x 10`4"	Bedroom	Second	9`11" x 10`4"

Furnace/Utility Room  
Game Room  
Den

Basement  
Basement  
Basement

13`3" x 8`1"  
15`10" x 18`2"  
13`7" x 10`9"

Storage  
3pc Bathroom  
Bedroom

Basement  
Basement  
Basement

7`9" x 8`9"  
4`11" x 8`6"  
9`2" x 10`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-4**

**9611759**

Remarks

Pub Rmks:

**Handyman Special! Some renos are under way in this lovely two storey diamond in the rough on a quarter acre lot. Great curb appeal with front covered veranda to entry door. Well appointed floor plan with open concept main living space. Walk into hardwood entranceway with double doors leading to front office/flex room with bright bay window. Open living room with fireplace and large windows throughout for a sunny, bright living space. Open kitchen with island and corner pantry boasts oak cabinetry and newer stainless-steel fridge and ceramic topped stove. Countertops have been updated by Calgary Countertops. Stairwell with Oak railings with white spindles lead to upper level with three bedrooms including master with bay window. Large master ensuite and independent walk-in closet. Upper main bathroom is under renovation. Two back bedrooms and hallway have new vinyl planking. Although basement is finished, it is in need of repair. Pot lights throughout with large lower living room and two additional bedrooms. Lots of storage. Main floor laundry leads to garage with heater and lots of light to set up shop for repairs and renos. Close to local amenities and schools.**

Inclusions:  
Property Listed By:

**All appliances "as is"  
Western Gold Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











