



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 WENSTROM Crescent, Langdon T0J 1X1**

MLS® #: **A2184693**      Area: **NONE**      Listing Date: **01/19/25**      List Price: **\$504,900**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **10,890 sqft**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Off Street,Paved,Shared Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Rain Gutters**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Laminate Counters,No Smoking Home,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`7" x 6`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 6`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 10`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`7" x 14`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 13`7"</b>	<b>Den</b>	<b>Main</b>	<b>8`0" x 10`0"</b>

Legal/Tax/Financial

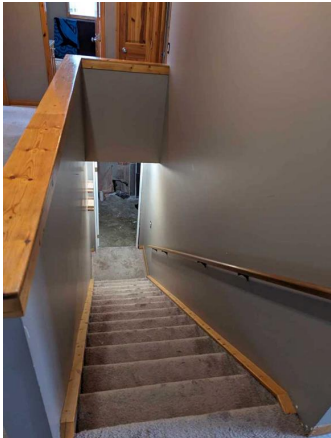
Title: **Fee Simple**      Zoning: **R1**  
 Legal Desc: **9712265**

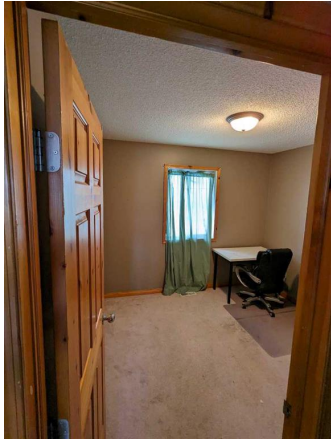
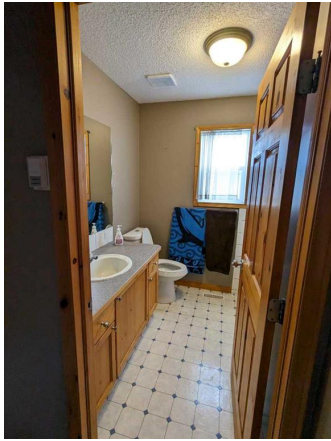
Remarks

Pub Rmks: **Welcome to this Langdon bungalow! A great corner quarter acre lot with plenty of room to add a garage! There are mature trees including a larch, sour cherries and lilacs along with raised garden beds. Well laid out 2 bedroom plus den bungalow. Vaulted ceilings in the living room with a nice gas fireplace. With an east facing front yard and west backyard you get great natural light! Kitchen has plenty of counterspace and cabinets along with pantry. The primary has its own ensuite. Shingles are about 6 to 7 years old. Beautiful wood accents interior and exterior! The basement is awaiting your personal touch! Walking distance to Sarah Thomson School Langdon has so much to offer, from 3 schools to plenty of shopping, parks and great walking paths. The Track Golf Course is a short drive away. ! This bungalow is a great place to start!**

Inclusions: **none**  
Property Listed By: **RE/MAX Key**

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







33 Wenstrom Crescent NE, Langdon, AB

Main Floor Exterior Area 1118.24 sq ft  
Interior Area 1032.26 sq ft



0 3 6

PREPARED: 20250118



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

