

# \$740,000 - 49 Welshimer Cres Ne, Langdon

MLS® #A2269781

**\$740,000**

3 Bedroom, 3.00 Bathroom, 2,272 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

QUARTER ACRE of land for this wonderful home. Just inside the front door of this home and off to the right is the perfect home office! to the left a sitting/room/den/2nd office can be used as a bedroom. just slide out to the MASSIVE DECK 38' x 16'. And on a QUARTER ACRE! lots of SPACE to spare. Behind the kitchen is the laundry room. Upstairs you find the Masters suite with ensuite and WIC and 2 more good size bedrooms and another full bath. To finish off this floor there is a large BONUS room. Some added bonuses for those looking for the space. In addition to the double attached garage. Enough parking out front on the driveway, the BIG TRAILER or RV. Langdon is a beautiful and peaceful city. . All amenities close by and a fast growing city.... 15 minutes away from city of CHESTERMERE. check it out...

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2269781  |
| Price          | \$740,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,272     |
| Acres          | 0.25      |



|            |             |
|------------|-------------|
| Year Built | 1998        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 Welshimer Cres Ne |
| Subdivision | NONE                 |
| City        | Langdon              |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T0J 1X1              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                 |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, RV Access/Parking |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Central Vacuum |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Gas            |
| Basement          | None           |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                     |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 3                  |
| Zoning         | R1                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Insta Realty |
|----------------|--------------|

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