



**221 Sandford Place NW  
Langdon, Alberta**

**MLS # A2280488**



**\$389,500**

**Division:** NONE

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,334 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 4 **Baths:** 1 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 332

**Basement:** Partial

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** DC75

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows

**Inclusions:** Basement Refrigerator

Welcome to this fantastic 4-bedroom semi-detached home in Langdon, where space, style, and functionality come together beautifully! From the moment you arrive, you'll love the convenience of the double detached garage and the welcoming curb appeal that reflects the true pride of ownership found throughout the home! Step inside to discover a bright, open-concept floor plan designed for modern living and effortless entertaining! The spacious living and dining areas flow seamlessly, creating a warm and inviting atmosphere filled with natural light. Upstairs and down, the home offers four well-appointed bedrooms, perfect for growing families, guests, or a home office setup. Step outside to your private south-facing backyard, an ideal space to soak up the sun, host summer gatherings, or simply relax and unwind. Located in a friendly, family-oriented community close to parks, schools, and everyday amenities, this home checks all the boxes and is truly move-in ready! A great opportunity to enjoy small-town charm with easy access to the city — this is one you won't want to miss!