

154 Northern Lights Crescent  
Langdon, Alberta

MLS # A2227497



**\$770,800**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                            |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 1,945 sq.ft.                                                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, Garage Faces Front, On Street, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.16 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Rectangular Lot, Street Lighting       |               |                  |

|                    |                                                                                                                                                |                   |       |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                                                                                                                     | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                            | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                               | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                                                                 | <b>Zoning:</b>    | R-MID |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |                   |       |
| <b>Inclusions:</b> | N/A                                                                                                                                            |                   |       |

Welcome to the Meritt III; presented by Broadview Homes. This home has 1,945 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed bonus room on the upper level. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.