

Courtesy Of Christina A Reid Of Century 21 Leading

## \$675,000 - 3216 Dixon Way, Edmonton

MLS® #E4449613

### \$675,000

4 Bedroom, 3.00 Bathroom, 2,094 sqft  
Single Family on 0.00 Acres

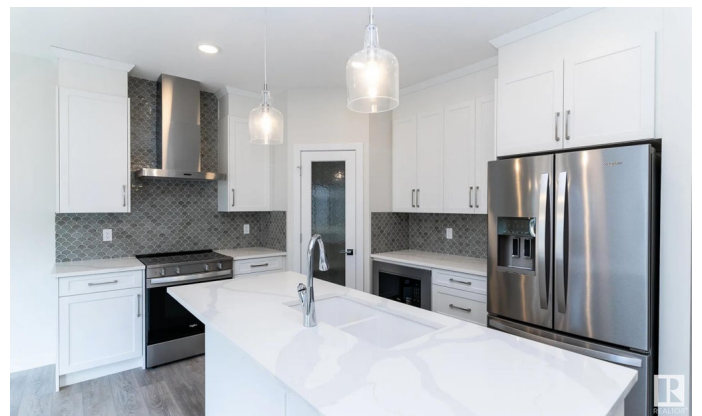
Desrochers Area, Edmonton, AB

A home for everything and everyone! This 2,094 sq. ft. home welcomes you to a spacious and luxurious living space with a side entry. Load up on all your snacks and baking ingredients with the generous kitchen and don't miss out on the conversation with an open-concept main floor. Whether you need a guest room, an office, or a gym, the main floor bedroom is the perfect addition to your home. Upstairs features a primary bedroom complete with a large ensuite and walk-in closet. You won't dread laundry days with an upstairs laundry room, big enough for extra storage and linen space. Beside the bonus room, you'll find two additional bedrooms with their own walk-in closets.

Built in 2025

### Essential Information

MLS® #	E4449613
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,094
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3216 Dixon Way
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5L3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Prefab, Vinyl
Exterior Features	Airport Nearby, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DUGGAN
Middle	D.S. MACKENZIE

High

DR. ANNE ANDERSON

**Additional Information**

Date Listed July 23rd, 2025

Days on Market 10

Zoning Zone 55

HOA Fees 175

HOA Fees Freq. Annually

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Listing information last updated on August 2nd, 2025 at 12:17am MDT