

Courtesy Of Mary Bark Of RE/MAX River City

\$617,500 - 3205 Dixon Way, Edmonton

MLS® #E4439705

\$617,500

4 Bedroom, 3.50 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

TURN KEY FRONT/ BACK LANDSCAPING & FENCED, POURED CONCRETE PATIO.

FINISHED BASEMENT AND CENTRAL AC ALL IN!!! This spacious JAYMAN home offers

over 2,100 sq. ft. of beautifully finished living space, including a **FULLY FINISHED**

basement with an additional bedroom and bathroom, perfect for a guest or personal retreat. Step inside and be wowed by

upgraded LVP flooring, elegant spindle railings, and a chef-inspired kitchen.

UPGRADED CABINET PACKAGE with extra island storage, a XL sil granite single sink, under-cabinet lighting, and a premium

UPGRADED appliance package. Enjoy the comfort of central AC & fireplace, a tankless hw, and smart wiring throughout.

Eco-conscious buyers will love the 10 installed solar panels, helping reduce utility bills and your carbon footprint. Outdoors, entertain or

relax on your 13' x 23' concrete pad, surrounded by a private **FENCED** backyard & custom garden bed planter. This home is truly

move-in ready, combining high-end finishes with practical features you'll love every day.



Built in 2023

Essential Information

MLS® #

E4439705

Price	\$617,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,715
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3205 Dixon Way
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 31st, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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