

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

MLS® #E4449613

**\$675,000**

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

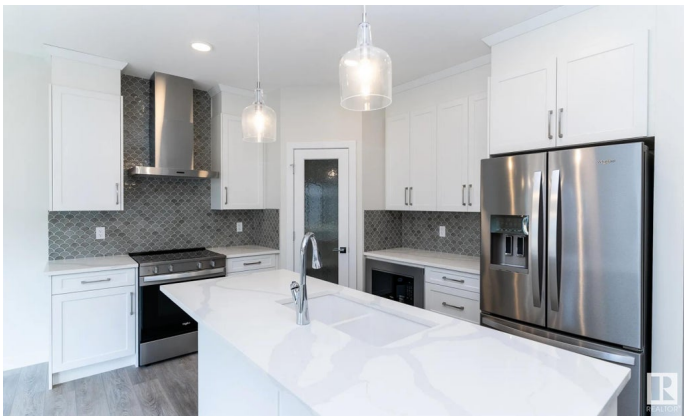
Desrochers Area, Edmonton, AB

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 donâ€™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 wonâ€™t dread laundry days with an upstairs laundry room, big enough for extra storage and linen space. Beside the bonus room, youâ€™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 | 21              |
| Zoning         | Zone 55         |
| HOA Fees       | 175             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 9:32am MDT