# \$600,000 - 384 Dixon Road, Fort McMurray

MLS® #A2211579

# \$600,000

3 Bedroom, 3.00 Bathroom, 1,733 sqft Residential on 0.10 Acres

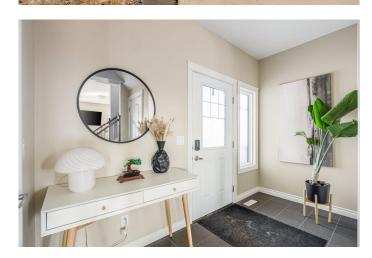
Parsons North, Fort McMurray, Alberta

Welcome to 384 Dixon Road, a lovely and well-maintained 2-storey home nestled in the heart of Parsons Creek. This home is situated on a 4,500+ sq. ft. lot that backs directly onto a treelineâ€"offering you peace, privacy, and no rear neighbours! Step into a bright, welcoming foyer with a walk-in coat closet for convenient storage. The open-concept main floor is designed for both daily living and entertaining, featuring hardwood flooring and a cozy natural gas fireplace in the living room.nStylish kitchen with black granite countertops, eat-up island, stainless steel appliances including a gas stove, and corner pantry. This level also offers a 2 piece Powder room & direct access to the attached heated garage (19x24)â€"perfect for cold winters or extra storage. The upper level offers a Spacious Family bonus room at the top of the stairs, ideal for a second living space, playroom, or home office.

Dedicated laundry room on the upper floor for added convenience! Three bedrooms upstairs, including a bright and spacious primary suite complete with walk-in closet & 4 piece ensuite. The undeveloped basement is a blank slate ready for your personal touch, also features a separate entryway! You have a lovely private backyard, full fenced & landscaped with no rear neighbours + you're minutes away from Schools and park, & Walking trail. Don't miss outâ€"book your private viewing today!







### **Essential Information**

MLS® # A2211579
Price \$600,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,733
Acres 0.10
Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 384 Dixon Road
Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K2Y6

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

# of Garages 2

# Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Granite Counters, Kitchen Island, No Animal Home, Open Floorplan,

Walk-In Closet(s)

Appliances See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, None, Unfinished

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 6

Zoning ND

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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