

## **\$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	8
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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