# \$619,900 - 3227 Dixon Way, Edmonton

MLS® #E4427732

## \$619,900

4 Bedroom, 3.00 Bathroom, 1,829 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Black Walnut, a stunning 1829 sq. ft. home designed for modern living. This spacious model features 4 bedrooms and 3 bathrooms, perfect for families of all sizes. Enjoy the bright and airy ambiance with an open-to-below design that enhances natural light throughout the home. The main floor boasts a side entry for added convenience, and the bonus room offers versatile space for your family's needs. Upstairs, the second-floor laundry adds practicality to your daily routine. Discover the perfect blend of style and functionality in the Black Walnut, where every detail is crafted for your comfort. SIDE ENTRANCE



#### **Essential Information**

MLS® # E4427732 Price \$619,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,829

Acres 0.00

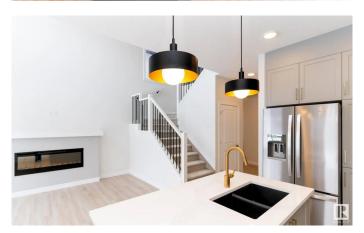
Year Built 2024

Type Single Family

Sub-Type Detached Single Family







Style 2 Storey
Status Active

## **Community Information**

Address 3227 Dixon Way

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5K9

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless,

Smart/Program. Thermostat, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave,

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, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Prefab, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary DUGGAN K-6

Middle D.S. MACKENZIE 7-9
High DR. ANNE ANDERSON

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning Zone 55

HOA Fees 175

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 2:47am MDT