

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

MLS® #E4449613

## \$675,000

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

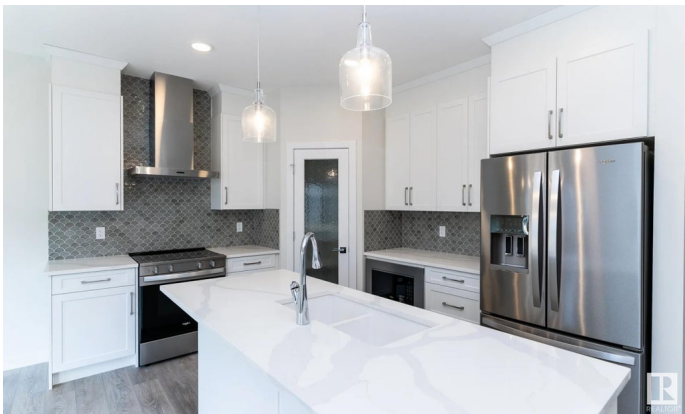
Desrochers Area, Edmonton, AB

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	9
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on August 1st, 2025 at 6:47am MDT