

# **\$674,888 - 360 Dixon Road, Fort McMurray**

MLS® #A2210589

**\$674,888**

4 Bedroom, 3.00 Bathroom, 1,782 sqft  
Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

WELCOME TO 360 DIXON, NICELY TUCKED AWAY IN THE BACK OF NORTH PARSONS, BACKING THE GREENBELT AND TRAILS, WITH A BONUS ROOM AND 1 BEDROOM LEGAL SUITE! This spacious 2-story home offers luxury and charm, all wrapped into a beautiful property with over 2,300 sq ft of living space. You are situated on a generously sized, fully landscaped, and fenced lot with direct access to the trail system and Fort McMurray's newest children's park, along with a skate park. Inside this well-loved home, you'll find a large entryway that leads to your open-concept living area boasting hardwood floors. The spacious kitchen features style and storage, including granite countertops, an eat-in breakfast bar, a glass backsplash, a corner pantry, and a gas range. From the kitchen island, you overlook the living space, which continues with a large dining room with an updated feature wall, along with a garden door leading to your yard. As well, you have a bright great room with a gas fireplace surrounded by tile. This main level is complete with a 2-pc powder room and a large mud room with built-in cabinets and a laundry room. This space also offers direct access to your attached heated garage. The upper level will suit your family's needs as you have a large bonus room that divides the 3 upper-level bedrooms, giving each bedroom comfort and privacy. The primary bedroom is generous in size and is the space where you will enjoy reading a book beside the large windows and



take in the greenbelt and river valley views. This bedroom continues with a walk-in closet, and a 5 pc ensuite with double sinks, granite countertops, large vanity, stand-up shower, and soaker tub. The upper level has a 4 pc bathroom completed with the same luxury finishes throughout the home. The lower level is your excellent mortgage helper with a 1-bedroom legal suite, separate entrance, full kitchen, in-suite laundry room and full bathroom. Other features of this residence are central a/c and is perfectly located within walking distance to 2 elementary schools and offers quick access to highway 63 for your morning commute to site. Call today for your personal tour of this move-in-ready home.

Built in 2015

### **Essential Information**

MLS® #	A2210589
Price	\$674,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	360 Dixon Road
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 2X9

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

# of Garages 2

### Interior

Interior Features Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Electric Stove, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle

Has Basement Yes

Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Playground, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Gazebo, Greenbelt, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025

Days on Market 72

Zoning ND

### Listing Details

Listing Office COLDWELL BANKER UNITED

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