

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

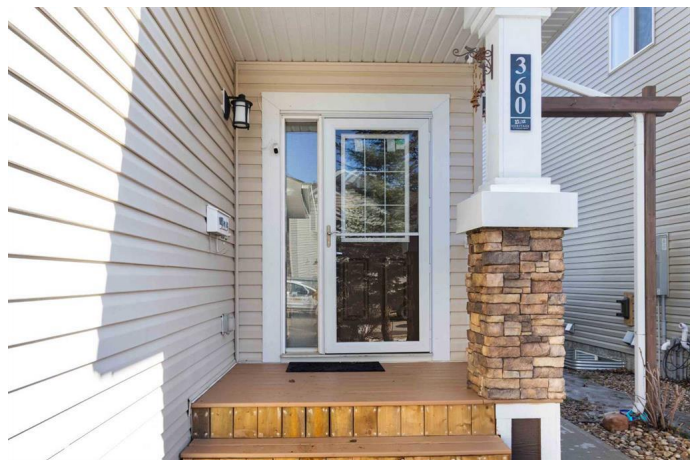
MLS® #A2210589

**\$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, Heated Garage, Garage Door Opener, Insulated

# of Garages 2

### Interior

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

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, Playground, Private Entrance, Private Yard, Garden

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

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025

Days on Market 30

Zoning ND

### Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.