



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**332 DIXON Road, Fort McMurray T9K2X9**

MLS®#: **A2121525**

Area: **Parsons North**

Listing Date: **04/09/24**

List Price: **\$759,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2014**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,426 sqft**

Lot Shape:

Abv Sqft:

**2,691**

Low Sqft:

Ttl Sqft:

**2,691**

DOM

**37**

Layout

Beds:

**6 (4 2 )**

Baths:

**5.0 (5 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Greenbelt**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Other**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Built-In Range,Gas Cooktop,Gas Range,Microwave**

Int Feat:

**Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 9`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>19`2" x 16`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`2" x 16`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`10" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`1" x 8`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 14`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>17`0" x 10`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`3" x 8`8"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>20`0" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`11" x 13`5"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 4`11"</b>

4pc Ensuite bath  
Bedroom  
Game Room

Basement  
Basement  
Basement

8`11" x 4`11"  
12`0" x 12`6"  
9`2" x 25`5"

Bedroom  
Kitchen

Basement  
Basement

15`8" x 12`10"  
16`0" x 7`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1320158**

Zoning:  
**ND**

Remarks

Pub Rmks:

**Backing on to the Trees! 2 Bedroom Legal Suite! Executive build! Welcome to 332 Dixon Road. This 2691 sq ft, 6 bed, 5 bath custom built, two storey home was tastefully designed and built with functionality in mind. Elegant and contemporary, this quality built home features an open concept main level, large windows and hardwood floors! The chefs inspired kitchen is complete ceramic tile floors, centre island with eat up breakfast bar & built in microwave, granite countertops, soft close drawers, glass tile backsplash, gas cooktop with stainless steel range hood, and a bright and open dining area with coffered ceilings! Entertain guests in the executive family room that is complete with sky high ceilings, beautiful lighting and large windows. The family room has direct access to the a main floor bedroom and 4 piece bathroom. Kick back on those minus 40 days in your cozy living room that features surround sound, custom gas fireplace with ceramic tile surround and wood mantel. Head up the hardwood finished stairwell to the 2nd level where you find a long hallway that overlooks the family room, 3 oversized bedrooms plus two full bathrooms. The spacious master is complete with hardwood floors, coffered ceiling, spacious walk in closet, SPA like en-suite with dual sinks, jetted tub and a stand up tile shower. The primary bedroom has access to an exclusive balcony to enjoy your morning coffee or take in the northern lights. The two extra bedrooms are complete with large closets with built in shelving and hardwood floors. The 2nd level is finished off with upper floor laundry with granite countertops, custom shelving and a 20 x 14 bonus room. There is attached, double heated garage with epoxy floors, triple car parking driveway and a 2 bedroom legal suite with a paying tenant! The back deck with duradek finish is westerly facing so that you can enjoy day long sun! This property is sure to move quickly! Call or text to line up your personal viewing!-**

Inclusions:  
Property Listed By:

**Fridge, Stove, dishwasher, washer, dryer, bbq, microwave, a/c, Basement: fridge, stove, dishwasher, washer, dryer, microwave  
ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





















