



THE
A-TEAM

**RE/MAX
FIRST**

276 DIXON Road, Fort McMurray T9K 2X7

MLS®#: **A2163037**

Area: **Parsons North**

Listing Date: **09/05/24**

List Price: **\$719,900**

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**

Finished Floor Area
Abv Sqft: **2,165**
Low Sqft:
Ttl Sqft: **2,165**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,228 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Standard Shaped Lot**
Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`1" x 6`4"
Kitchen	Main	13`0" x 12`0"
Laundry	Main	12`9" x 10`11"
Family Room	Second	19`6" x 14`4"
5pc Ensuite bath	Second	12`11" x 15`7"
Bedroom	Second	10`3" x 14`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`10" x 16`8"
Dining Room	Main	13`0" x 8`7"
2pc Bathroom	Main	5`11" x 5`1"
Bedroom - Primary	Second	13`5" x 16`6"
Walk-In Closet	Second	6`5" x 8`2"
Bedroom	Second	10`5" x 11`11"

4pc Bathroom
Bedroom
4pc Ensuite bath

Second
Basement
Basement

12`3" x 6`2"
12`6" x 10`8"
8`6" x 4`11"

Kitchen
Bedroom
Laundry

Legal/Tax/Financial

Basement
Basement
Basement

16`7" x 20`3"
9`10" x 12`1"
12`7" x 9`6"

Title:
Fee Simple
Legal Desc:

1320158

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 276 Dixon Road. This stylish Parsons North family home is a dream come true! The main floor is teeming with natural light, highlighting the rich hardwood floors in the living room, where an elegant gas fireplace serves as the focal point. The open-concept layout flows effortlessly into the spacious kitchen and dining area. The kitchen is a chef's delight, featuring gleaming granite countertops, a large island, abundant cabinetry, a corner pantry, and more. The dining area opens onto a large deck—perfect for outdoor dining and entertaining. Also on the main level, you'll find a spacious laundry room and a convenient 2-piece bathroom. Upstairs, the bonus room offers additional living space, ideal for family time or a cozy retreat. The primary bedroom, accessed through elegant French doors, boasts stunning views of lush green space and is complete with a walk-in closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a jetted tub, and a stand-up shower. Two additional generously sized bedrooms and a 4-piece main bathroom round out the upper level. The fully finished basement houses a 2-bedroom legal suite with a fully equipped kitchen, a 4-piece bathroom, a separate entrance, and its own laundry area—offering an excellent opportunity for rental income or extended family living. The backyard is fully landscaped and backs onto tranquil green space and scenic walking/biking trails. This home also includes numerous upgrades such as central vacuum and air conditioning for ultimate comfort, plus a double attached heated garage with in-floor heat, and a large driveway for extra parking. Located in the sought-after Parsons North neighbourhood, close to parks, playgrounds, schools, and all amenities, this home is perfect for a growing family. Don't miss out on this amazing opportunity! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Inclusions:

Refrigerator X2, Gas Cooktop, Stove, Built-In Oven, Microwave X2, Hood Fan, Dishwasher X2, Washer X2, Dryer X2, All Window Coverings, and Garage Opener and Remote.

Property Listed By:

ROYAL LEPAGE BENCHMARK

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











