



THE
A-TEAM

**RE/MAX
FIRST**

120 DIXON Road, Fort McMurray T9K 0Z8

MLS®#: **A2167726** Area: **Parsons North** Listing Date: **11/07/24** List Price: **\$700,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **6,711 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,826**
 Low Sqft:
 Ttl Sqft: **1,826**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Split Level**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Brick,Vinyl Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

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

Game Room

Basement

8`11" x 15`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`0" x 5`4"

Title:
Fee Simple
Legal Desc:

1220217

Zoning:
ND

Remarks

Pub Rmks:

Nestled in the heart of Parsons Creek North, this custom-built Alves home is a rare gem that combines luxury, function, and location. Boasting superb curb appeal with mature trees and shrubs, this meticulously maintained property invites you into a bright, open-concept living space filled with tons of natural light and hardwood floors. Step into a chef's dream kitchen, freshly updated in 2024 with gleaming white quartz countertops extending throughout the main and upper floors, and white subway tile backsplash that adds timeless elegance. This kitchen is the perfect place for gatherings during the holidays, where you can cook, chat, and entertain in style. Outfitted with new appliances in 2024—including a new fridge, gas stove, microwave, dishwasher. The main floor is anchored by a luxurious primary suite, complete with a spacious 5-piece ensuite and a generous walk-in closet equipped with built-in shelving. From the primary suite and dining area, step onto the inviting deck and enjoy your morning coffee in the summer while overlooking lush park views and your manicured backyard. Upstairs has two additional bedrooms, a bonus room, 4-piece bath and a large linen closet, while the basement features separate entrance legal suite with two bedrooms, kitchen, living space, in-suite laundry, in-floor heating, and a heat recovery ventilator system (HRV). Rounding out this stunning home is a heated oversized garage (25X26) with epoxy flooring, hot/cold water access, cabinetry and a workbench—perfect for the ultimate man cave. Relax outdoors in every season—curl up with a good book beneath the pergola's soft curtains in summer, or savour winter nights in the private hot tub as you gaze at the northern lights. The fire pit completes this backyard retreat, ready for cozy gatherings year-round. The back fence has gated access to the water and skate park just steps away, or enjoy the beautiful trail system nearby. This home combines luxury finishes with family-friendly amenities and easy access to Highway 63, near schools and bus routes, making it an ideal blend of convenience and community living. Don't miss this opportunity—homes like this are rare to find! Schedule your private showing today.

Inclusions:

Dishwasher X 2, Fridge X 2 (basement and main floor), Stove X 2 (one gas & one electric), Microwave X 2, Washer X 2, Dryer X 2, Cabinets in garage (except two tall stand up cabinets), Blinds, Curtains, Curtain rods, metal pergola on deck with curtains, security system (no contract/as is), Hot tub and Fire pits (both have permits) Garage door opener remotes (2)

Property Listed By:

Coldwell Banker United

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











