



THE
A-TEAM

**RE/MAX
FIRST**

360 DIXON Road, Fort McMurray T9K 2X9

MLS®#: **A2210589** Area: **Parsons North** Listing Date: **04/11/25** List Price: **\$699,888**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,182 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,782**
 Low Sqft:
 Ttl Sqft: **1,782**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Park Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Electric Stove,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Refrigerator,Window Coverings**
 Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
		Legal/Tax/Financial			

Title: **Fee Simple**
 Legal Desc: **1421369**

Zoning: **ND**

Remarks

Pub Rmks:

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.

Inclusions:

Property Listed By:

**2 fridges, 2 washers, 2 dryers, 2 stoves, 2 dishwashers, central a/c, garage heater, garage remotes, shed, cabinets in garage
COLDWELL BANKER UNITED**

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











