



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**384 DIXON Road, Fort McMurray T9K2Y6**

MLS®#: **A2211579**

Area: **Parsons North**

Listing Date: **04/16/25**

List Price: **\$600,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

**4,231 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,733**

Low Sqft:

Ttl Sqft:

**1,733**

DOM

**3**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped  
Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>10`11" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 16`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 16`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`5" x 5`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 15`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 10`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 12`7"</b>

Bedroom	Upper	9`8" x 12`9"	4pc Bathroom Legal/Tax/Financial	Upper	4`11" x 8`9"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>ND</b>			
	1421369			Remarks	
Pub Rmks:	<b>Welcome to 384 Dixon Road, a lovely and well-maintained 2-storey home nestled in the heart of Parsons Creek. This home is situated on a 4,500+ sq. ft. lot that backs directly onto a treeline—offering you peace, privacy, and no rear neighbours! Step into a bright, welcoming foyer with a walk-in coat closet for convenient storage. The open-concept main floor is designed for both daily living and entertaining, featuring hardwood flooring and a cozy natural gas fireplace in the living room. Stylish kitchen with black granite countertops, eat-up island, stainless steel appliances including a gas stove, and corner pantry. This level also offers a 2 piece Powder room &amp; direct access to the attached heated garage (19x24)—perfect for cold winters or extra storage. The upper level offers a Spacious Family bonus room at the top of the stairs, ideal for a second living space, playroom, or home office. Dedicated laundry room on the upper floor for added convenience! Three bedrooms upstairs, including a bright and spacious primary suite complete with walk-in closet &amp; 4 piece ensuite. The undeveloped basement is a blank slate ready for your personal touch, also features a separate entryway! You have a lovely private backyard, full fenced &amp; landscaped with no rear neighbours + you're minutes away from Schools and park, &amp; Walking trail. Don't miss out—book your private viewing today!</b>				
Inclusions:	<b>Window coverings, living room TV mounting bracket, Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Garage Heater, Garage Door opener, Air conditioner.</b>				
Property Listed By:	<b>COLDWELL BANKER UNITED</b>				

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

















