



THE
A-TEAM

**RE/MAX
FIRST**

384 DIXON Road, Fort McMurray T9K2Y6

MLS® #: **A2226287**

Area: **Parsons North**

Listing Date: **05/31/25**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

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

6

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

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

Title: Fee Simple
 Legal Desc: 1421369
 Zoning: ND

Remarks

Pub Rmks: 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.nStylish 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 & 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 & 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 & landscaped with no rear neighbours + you're minutes away from Schools and park, & Walking trail. Don't miss out—book your private viewing today!

Inclusions: Window coverings, living room TV mounting bracket, Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Garage Heater, Garage Door opener, Air conditioner.

Property Listed By: COLDWELL BANKER UNITED

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











