\$649,900 - 3216 Dixon Way, Edmonton

MLS® #E4449613

\$649.900

4 Bedroom, 3.00 Bathroom, 2,094 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

A home for everything and everyone! This 2,094 sq. ft. home welcomes you to a spacious and luxurious living space with a side entry. Load up on all your snacks and baking ingredients with the generous kitchen and don't miss out on the conversation with an open-concept main floor. Whether you need a guest room, an office, or a gym, the main floor bedroom is the perfect addition to your home. Upstairs features a primary bedroom complete with a large ensuite and walk-in closet. You won't dread laundry days with an upstairs laundry room, big enough for extra storage and linen space. Beside the bonus room, you'II find two additional bedrooms with their own walk-in closets.



Essential Information

MLS® # E4449613 Price \$649,900

Bedrooms 4

Bathrooms 3.00

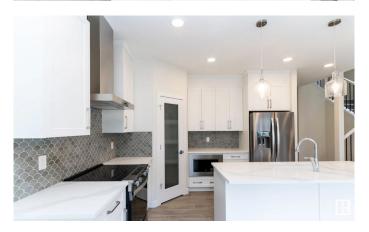
Full Baths 3

Square Footage 2,094 Acres 0.00 Year Built 2025

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3216 Dixon Way

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5L3

Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless,

Smart/Program. Thermostat, HRV System

Parking Double Garage Attached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl

Exterior Features Airport Nearby, Lake Access Property, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Prefab, Vinyl

Foundation Concrete Perimeter

School Information

Elementary DUGGAN

Middle D.S. MACKENZIE

High DR. ANNE ANDERSON

Additional Information

Date Listed July 23rd, 2025

Days on Market 101

Zoning Zone 55

HOA Fees 175

HOA Fees Freq. Annually

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Listing information last updated on November 1st, 2025 at 1:47am MDT