

Courtesy Of Christina A Reid Of Century 21 Leading

## \$619,900 - 3227 Dixon Way, Edmonton

MLS® #E4427732

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,829 sqft  
Single Family on 0.00 Acres

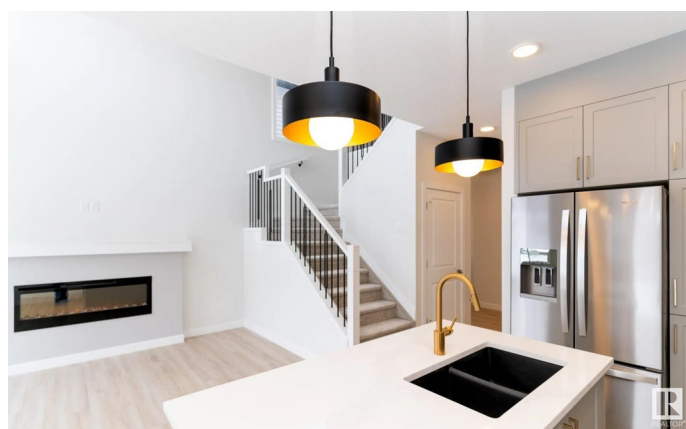
Desrochers Area, Edmonton, AB

Welcome to the Black Walnut, a stunning 1829 sq. ft. home designed for modern living. This spacious model features 4 bedrooms and 3 bathrooms, perfect for families of all sizes. Enjoy the bright and airy ambiance with an open-to-below design that enhances natural light throughout the home. The main floor boasts a side entry for added convenience, and the bonus room offers versatile space for your family's needs. Upstairs, the second-floor laundry adds practicality to your daily routine. Discover the perfect blend of style and functionality in the Black Walnut, where every detail is crafted for your comfort. **SIDE ENTRANCE**

Built in 2024

### Essential Information

MLS® #	E4427732
Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,829
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### **Community Information**

Address	3227 Dixon Way
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, 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, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DUGGAN K-6
Middle	D.S. MACKENZIE 7-9
High	DR. ANNE ANDERSON

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on April 2nd, 2025 at 2:17am MDT