\$600,000 - 384 Dixon Road, Fort McMurray

MLS® #A2211579

\$600,000

3 Bedroom, 3.00 Bathroom, 1,733 sqft Residential on 0.10 Acres

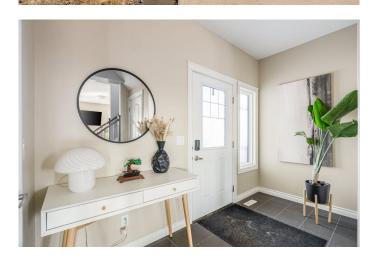
Parsons North, Fort McMurray, Alberta

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 treelineâ€"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)â€"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 outâ€"book your private viewing today!







Essential Information

MLS® # A2211579
Price \$600,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,733
Acres 0.10
Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 384 Dixon Road
Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K2Y6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Concrete Driveway

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Granite Counters, Kitchen Island, No Animal Home, Open Floorplan,

Walk-In Closet(s)

Appliances See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, None, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Backs on to Park/Green Space, Greenbelt

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025

Days on Market 35

Zoning ND

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.