

360 Dixon Road  
Fort McMurray, Alberta

MLS # A2210589



# \$674,888

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Parsons North  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,782 sq.ft.   | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | ND |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 fridges, 2 washers, 2 dryers, 2 stoves, 2 dishwashers, central a/c, garage heater, garage remotes, shed, cabinets in garage

WELCOME TO 360 DIXON, NICELY TUCKED AWAY IN THE BACK OF NORTH PARSONS, BACKING THE GREENBELT AND TRAILS, WITH A BONUS ROOM AND 1 BEDROOM LEGAL SUITE! This spacious 2-story home offers luxury and charm, all wrapped into a beautiful property with over 2,300 sq ft of living space. You are situated on a generously sized, fully landscaped, and fenced lot with direct access to the trail system and Fort McMurray's newest children's park, along with a skate park. Inside this well-loved home, you'll find a large entryway that leads to your open-concept living area boasting hardwood floors. The spacious kitchen features style and storage, including granite countertops, an eat-in breakfast bar, a glass backsplash, a corner pantry, and a gas range. From the kitchen island, you overlook the living space, which continues with a large dining room with an updated feature wall, along with a garden door leading to your yard. As well, you have a bright great room with a gas fireplace surrounded by tile. This main level is complete with a 2-pc powder room and a large mud room with built-in cabinets and a laundry room. This space also offers direct access to your attached heated garage. The upper level will suit your family's needs as you have a large bonus room that divides the 3 upper-level bedrooms, giving each bedroom comfort and privacy. The primary bedroom is generous in size and is the space where you will enjoy reading a book beside the large windows and take in the greenbelt and river valley views. This bedroom continues with a walk-in closet, and a 5 pc ensuite with double sinks, granite countertops, large vanity, stand-up shower, and soaker tub. The upper level has a 4 pc bathroom completed with the same luxury finishes throughout the home. The lower level is your excellent mortgage helper with a 1-bedroom legal

suite, separate entrance, full kitchen, in-suite laundry room and full bathroom. Other features of this residence are central a/c and is perfectly located within walking distance to 2 elementary schools and offers quick access to highway 63 for your morning commute to site. Call today for your personal tour of this move-in-ready home.