

# \$720,000 - 104 Dixon Road, Fort McMurray

MLS® #A2207030

**\$720,000**

5 Bedroom, 3.00 Bathroom, 1,843 sqft  
Residential on 0.12 Acres

Parsons North, Fort McMurray, Alberta

This stunning home is designed for both sophisticated living and everyday comfort. BUILT BY ALVES, a name synonymous with exceptional craftsmanship and luxury. Step inside the grand entryway, where thoughtful details make an immediate impression. Curated for large gatherings and busy households, the foyer boasts dual closets! Then, prepare to be wowed by the incredible soaring 12-foot ceilings that flood the grand living room with natural light, creating one of the most spacious, airy atmospheres youâ€™™ll find anywhere. At the heart of the home is an exquisite chefâ€™™s kitchen, featuring GRANITE Countertops, a massive island, built-in microwave and oven, and a professional-grade 5burner gas stove. This space is both functional and elegant. The primary suite is a true retreat, offering a spa-inspired en-suite with high-end finishes and a walk-in closet. The fully developed lower level is designed for both entertainment and relaxation, featuring IN-FLOOR HEATING, a versatile BONUS SPACE, and a tailored bespoke bar. On the exterior of the home you'll enjoy beautiful curb appeal, a front aggregate porch, a backyard equipped with a gas line hookup and showcasing endless possibilities. The TRIPLE-CAR Heated Garage, complete with custom-built in storage cabinets and bar, provides ample space for vehicles, and organization. Created for both impressive entertaining and everyday practicality, while the expansive driveway easily accommodates



multiple vehicles. This Alves-built masterpiece isn't just a home" it's designed for those who appreciate unparalleled quality. Perfectly situated in a quiet cul-de-sac next to a beautiful park and green space, it offers an incredible balance of privacy, functionality, and breathtaking design. If you're looking for luxury, prime location, and flawless design"this is it.

Built in 2013

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207030          |
| Price          | \$720,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,843             |
| Acres          | 0.12              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

Community Information

|             |                |
|-------------|----------------|
| Address     | 104 Dixon Road |
| Subdivision | Parsons North  |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 0Y5        |

Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                           |
| Parking        | Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Aggregate |
| # of Garages   | 3                                                                                                                           |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, Tankless Water Heater                                |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas, Mantle, Tile                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                  |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 34               |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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