

# \$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 treeline—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. Stylish 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)—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 out—book your private viewing today!

Built in 2017



## 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        | Concrete Driveway, Double Garage Attached |
| # 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, Backs on to Park/Green Space, Greenbelt, Landscaped |
|-----------------|--|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
|--------------|---------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 14 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | ND |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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