

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

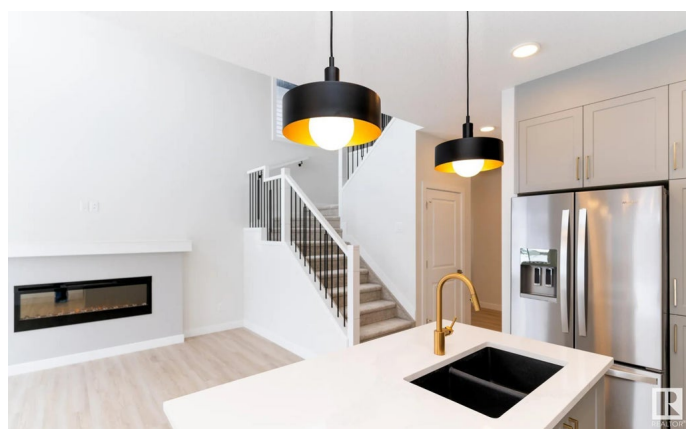
Desrochers Area, Edmonton, AB

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	9
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 9:47am MDT