

**\$649,900 - 3216 Dixon Way, Edmonton**

MLS® #E4449613

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,094 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

A home for everything and everyone! This 2,094 sq. ft. home welcomes you to a spacious and luxurious living space with a side entry. Load up on all your snacks and baking ingredients with the generous kitchen and donâ€™t miss out on the conversation with an open-concept main floor. Whether you need a guest room, an office, or a gym, the main floor bedroom is the perfect addition to your home. Upstairs features a primary bedroom complete with a large ensuite and walk-in closet. You won't dread laundry days with an upstairs laundry room, big enough for extra storage and linen space. Beside the bonus room, you'll find two additional bedrooms with their own walk-in closets.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4449613      |
| Price          | \$649,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,094         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3216 Dixon Way  |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5L3         |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached, Over Sized                                                                    |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Prefab, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                       |

### School Information

|            |                |
|------------|----------------|
| Elementary | DUGGAN         |
| Middle     | D.S. MACKENZIE |

High

DR. ANNE ANDERSON

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 108             |
| Zoning         | Zone 55         |
| HOA Fees       | 175             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 12:17am MST