

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

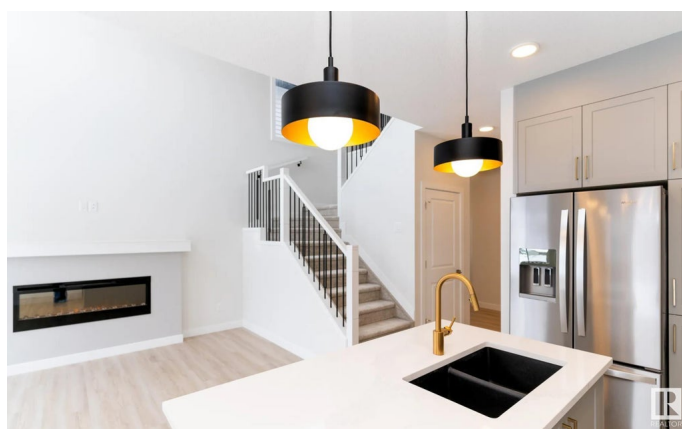
Desrochers Area, Edmonton, AB

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

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 April 5th, 2025 at 9:32am MDT