

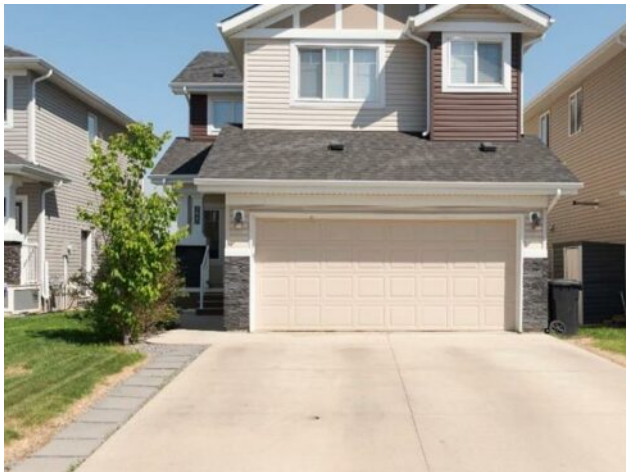


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

384 Dixon Road
Fort McMurray, Alberta

MLS # A2226287



\$599,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,733 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)

Inclusions: Window coverings, living room TV mounting bracket, Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Garage Heater, Garage Door opener, Air conditioner.

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!