



**164 Dixon Road
Fort McMurray, Alberta**

MLS # A2289383



\$749,888

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 microwaves, 2 washers, 2 dryers, all window coverings, garage heater, central a/c, central vac

OPEN HOUSE SUNDAY APRIL 19TH 1-3 PM. YOU CAN HAVE IT ALL AT 164 DIXON ROAD! Greenbelt, walkout basement, 2-bedroom legal suite, 4 bedrooms on top level, Main floor office, plus a 5th bedroom dedicated to the upper level with a 4-pc bathroom located in the basement. This custom-built home offers great design and luxury, situated in Parsons North backing the Greenbelt and Birchwood trails. Step inside this spacious home offering over 3200 sq ft of living space featuring a beautifully designed and well thought-out main level that features a large front foyer, and a main floor office with double glass doors. The main floor offers hardwood floors and luxury tiles. This space continues with a spacious great room with a gas fireplace overlooking the greenbelt. The gorgeous kitchen features stainless appliances, granite countertops, corner pantry, and more. The kitchen overlooks the great room and dining area. This level is complete with a main floor laundry room and 2 pc powder room. Take the staircase to the 2nd level featuring oversized bedrooms, plus an upper-level bonus room. The Primary bedroom features a full ensuite. This retreat allows you to catch the morning sun while overlooking the Greenbelt and trails from the comfort of your bedroom. The lower levels offer great versatility, giving you a 5th bedroom dedicated to the upper level with a full 4pc bathroom. This is an excellent addition for when guests visit. Or this could be an additional mortgage helper and rent. In addition, in this walk-out basement you have a 2-bedroom legal suite with a separate entrance, full kitchen, living room, full bathroom, and in-suite laundry. On the exterior of the home, you have a fully fenced and landscaped yard, upper deck, and lower covered deck. Plus, there is an attached front double heated garage offering hot and cold water. More extras on this fantastic home are central

a/c, central vac, and offering a perfect location with quick access to schools, parks, bus stops, and Walmart Super Center this year. This is a turnkey home with immediate possession available, professional clean complete. Call today for your personal tour.