



216 Dixon Road
Fort McMurray, Alberta

MLS # A2293343



\$679,900

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| Division: | Parsons North | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,774 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Greenbelt, In | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wet Bar

Inclusions: Main level: Fridge, stove, dishwasher, microwave, washer, dryer; Basement Suite 1: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer; Suite 2: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer; All Blinds, Garage Heater, Garage Opener, Central AC, All furnishings/TV's + Mounts (as-is, where-is)

Welcome to 216 Dixon Road, a beautifully maintained Highpoint-built home offering a rare and highly versatile floorplan in the sought-after community of Parsons North. Proudly owned by the original owners, this immaculate property backs onto peaceful greenspace, providing privacy, stunning views, and quick access to nearby trails and parks. The main level is thoughtfully designed for family living, featuring three spacious bedrooms plus a dedicated office that can easily function as a fourth bedroom. Freshly painted throughout, the home showcases engineered hardwood flooring, vaulted ceilings, and large windows that flood the space with natural light while framing serene views of the greenspace behind. The kitchen is both stylish and functional, complete with full-height cabinetry, granite countertops, tile backsplash, and stainless steel appliances, and opens seamlessly into a generous dining area and inviting living room highlighted by a gas fireplace with a beautifully stained wood mantle. Main floor laundry with a gas dryer adds everyday convenience. Privately situated above the garage, the primary bedroom retreat offers a walk-in closet and a bright ensuite featuring a jetted tub and separate shower, creating the perfect place to unwind. The lower level truly sets this home apart with its exceptional flexibility. It includes a one bedroom legal suite as well as an additional self-contained living space with a full kitchen and 6th bedroom/4th full bath, separated by a secured door with double deadbolts. A shared access point leads to the utility room, which is well equipped with central air conditioning, hot water on demand, and a secondary hot water tank for added peace of mind. With three full kitchens and three separate laundry areas throughout the home, the possibilities here are endless. Whether you choose to generate rental income, create a

private space for an older teen, accommodate extended family, or operate a home-based business, this layout adapts effortlessly to your needs. The basement can also be easily opened up for full family use if desired. Additional bonus, this entire home comes fully furnished and turn-key should the future buyer wish. Outside, the heated double-attached garage, exposed aggregate driveway and walkways add both function and curb appeal. Ideally located close to excellent elementary schools, parks, walking trails, and a splash pad, this home also benefits from future growth with the upcoming Walmart Supercentre and future access routes connecting to Grande Prairie. This is a rare opportunity to own a turnkey home with incredible flexibility in one of Fort McMurray's most desirable neighbourhoods.