



**448 Dixon Road
Fort McMurray, Alberta**

MLS # A2130690



\$730,000

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	Age:	2019 (5 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

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

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: SS Stove x 2, SS Fridge x 2, SS Dishwasher x 2, SS OTR Microwave x 2, Washer & Dryer x 2, Garage Door Opener, Air Conditioner, Shed, Furniture in basement suite.

RARE HOME IN PARSONS NORTH WITH 4+2 BEDS & MAIN FLOOR DEN + LEGAL 2 BEDROOM BASEMENT SUITE!!! Welcome to 448 Dixon Road located on a family oriented CUL-DE-SAC backing onto the GREEN SPACE! This 2019 Rohit built home has great curb appeal & offers +3352 SQFT OF INTERIOR LIVING SPACE, a fully fenced yard & attached HEATED DOUBLE GARAGE! As you enter the main foyer, you are welcomed by a beautiful chef's kitchen with QUARTZ COUNTER TOPS, stainless steel appliances, WALK-IN PANTRY & huge island with breakfast bar seating. The kitchen offers access to the REAR DECK WITH GAS LINE built in for your BBQ. Adjacent to the kitchen is the formal dining room & bright living room with plenty of windows & a GAS FIREPLACE with stone surround. To finish off the main floor is a 2pc bath, a MUDROOM with access to the garage plus a den that is currently being used as a home office. The upstairs features a LARGE BONUS/FAMILY ROOM plus 4 bedrooms including the PRIVATE MASTER SUITE! The master bedroom features a 5PC ENSUITE with a large vanity + 2 sinks, a SOAKER TUB & stand-up glass shower + a large WALK-IN CLOSET. To finish off this level are 3 good-sized bedrooms suitable for a large family & a shared 4pc bath with a tub/shower combo. The basement offers a +942 sqft 2-bedroom LEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, laundry, and fully equipped kitchen. The suite is currently rented for \$1800 per month and has a great tenant who would like to stay. This home comes with a great backyard with an outdoor shed & easy access to the Birchwood Trail system. BONUS FEATURES: Air Conditioning, Window Coverings/Blinds, Alberta New Home Warranty Program, Tenant in Basement (optional) = income potential, Walking Distance to Schools, Playground &

Water Park. Don't miss out on this rare find, schedule a private tour today!