



GRASSROOTS
REALTY GROUP

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**360 Dixon Road
Fort McMurray, Alberta**

MLS # A2210589



\$654,888

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

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

Features: Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 fridges, 2 washers, 2 dryers, 2 stoves, 2 dishwashers, central a/c, garage heater, garage remotes, shed, cabinets in garage

WELCOME TO 360 DIXON, NICELY TUCKED AWAY IN THE BACK OF NORTH PARSONS, BACKING THE GREENBELT AND TRAILS, WITH A BONUS ROOM AND 1 BEDROOM LEGAL SUITE! This spacious 2-story home offers luxury and charm, all wrapped into a beautiful property with over 2,300 sq ft of living space. You are situated on a generously sized, fully landscaped, and fenced lot with direct access to the trail system and Fort McMurray's newest children's park, along with a skate park. Inside this well-loved home, you'll find a large entryway that leads to your open-concept living area boasting hardwood floors. The spacious kitchen features style and storage, including granite countertops, an eat-in breakfast bar, a glass backsplash, a corner pantry, and a gas range. From the kitchen island, you overlook the living space, which continues with a large dining room with an updated feature wall, along with a garden door leading to your yard. As well, you have a bright great room with a gas fireplace surrounded by tile. This main level is complete with a 2-pc powder room and a large mud room with built-in cabinets and a laundry room. This space also offers direct access to your attached heated garage. The upper level will suit your family's needs as you have a large bonus room that divides the 3 upper-level bedrooms, giving each bedroom comfort and privacy. The primary bedroom is generous in size and is the space where you will enjoy reading a book beside the large windows and take in the greenbelt and river valley views. This bedroom continues with a walk-in closet, and a 5 pc ensuite with double sinks, granite countertops, large vanity, stand-up shower, and soaker tub. The upper level has a 4 pc bathroom completed with the same luxury finishes throughout the home. The lower level is your excellent mortgage helper with a 1-bedroom legal

suite, separate entrance, full kitchen, in-suite laundry room and full bathroom. Other features of this residence are central a/c and is perfectly located within walking distance to 2 elementary schools and offers quick access to highway 63 for your morning commute to site. Call today for your personal tour of this move-in-ready home.