

\$699,900 - 276 Dixon Road, Fort McMurray

MLS® #A2163037

\$699,900

5 Bedroom, 4.00 Bathroom, 2,165 sqft
Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 276 Dixon Road. This stylish Parsons North family home is a dream come true! The main floor is teeming with natural light, highlighting the rich hardwood floors in the living room, where an elegant gas fireplace serves as the focal point. The open-concept layout flows effortlessly into the spacious kitchen and dining area. The kitchen is a chef's delight, featuring gleaming granite countertops, a large island, abundant cabinetry, a corner pantry, and more. The dining area opens onto a large deck—perfect for outdoor dining and entertaining. Also on the main level, you'll find a spacious laundry room and a convenient 2-piece bathroom. Upstairs, the bonus room offers additional living space, ideal for family time or a cozy retreat. The primary bedroom, accessed through elegant French doors, boasts stunning views of lush green space and is complete with a walk-in closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a jetted tub, and a stand-up shower. Two additional generously sized bedrooms and a 4-piece main bathroom round out the upper level. The fully finished basement houses a 2-bedroom legal suite with a fully equipped kitchen, a 4-piece bathroom, a separate entrance, and its own laundry area—offering an excellent opportunity for rental income or extended family living. The backyard is fully landscaped and backs onto tranquil green space and scenic walking/biking trails. This home also includes numerous



upgrades such as central vacuum and air conditioning for ultimate comfort, plus a double attached heated garage with in-floor heat, and a large driveway for extra parking. Located in the sought-after Parsons North neighbourhood, close to parks, playgrounds, schools, and all amenities, this home is perfect for a growing family. Don't miss out on this amazing opportunity! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2014

Essential Information

MLS® #	A2163037
Price	\$699,900
Sold Price	\$680,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,165
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	276 Dixon Road
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X7

Amenities

Parking Spaces	4
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Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
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Interior

Interior Features	Closet Organizers, Jetted Tub, Walk-In Closet(s), Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Built-In Oven, Gas Cooktop, See Remarks
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 19th, 2024
Days on Market	75
Zoning	ND
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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