

\$694,900 - 3052 Dixon Landing, Edmonton

MLS® #E4417565

\$694,900

4 Bedroom, 3.00 Bathroom, 2,139 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This stunning home is located in the highly sought-after Desrochers neighborhood, just minutes from top-rated schools and nestled in a safe, family-friendly community. Thoughtfully designed for modern living, the main floor features a full washroom and a versatile room that can serve as a guest bedroom or home office. The kitchen is a chef's dream, boasting stainless steel appliances, ample cabinetry, Quartz countertops, and a spacious mudroom for added convenience. The house offers incredible income potential with a separate entrance, making it ideal for generating rental income to supplement your mortgage payments. The main living area is both elegant and inviting, with high ceilings that create a bright and airy ambiance. Upstairs, you'll find a convenient laundry room, a cozy family room perfect for movie nights and a luxurious master suite complete with a spa-like ensuite featuring a bathtub, stand-up shower, and dual sinks. This home is the perfect place to create lasting memories.

Built in 2024

Essential Information

MLS® # E4417565

Price \$694,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,139 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3052 Dixon Landing |
| Area | Edmonton |
| Subdivision | Desrochers Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4S9 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 96 |
| Zoning | Zone 55 |

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