

# \$600,000 - 384 Dixon Road, Fort McMurray

MLS® #A2211579

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 384 Dixon Road, a lovely and well-maintained 2-storey home nestled in the heart of Parsons Creek. This home is situated on a 4,500+ sq. ft. lot that backs directly onto a treeline—offering you peace, privacy, and no rear neighbours! Step into a bright, welcoming foyer with a walk-in coat closet for convenient storage. The open-concept main floor is designed for both daily living and entertaining, featuring hardwood flooring and a cozy natural gas fireplace in the living room. Stylish kitchen with black granite countertops, eat-up island, stainless steel appliances including a gas stove, and corner pantry. This level also offers a 2 piece Powder room & direct access to the attached heated garage (19x24)—perfect for cold winters or extra storage. The upper level offers a Spacious Family bonus room at the top of the stairs, ideal for a second living space, playroom, or home office.

Dedicated laundry room on the upper floor for added convenience! Three bedrooms upstairs, including a bright and spacious primary suite complete with walk-in closet & 4 piece ensuite. The undeveloped basement is a blank slate ready for your personal touch, also features a separate entryway! You have a lovely private backyard, full fenced & landscaped with no rear neighbours + you're minutes away from Schools and park, & Walking trail. Don't miss out—book your private viewing today!

Built in 2017



## Essential Information

MLS® #	A2211579
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	384 Dixon Road
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2Y6

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Exterior Entry, None, Unfinished
----------	----------------------------------

## Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Vinyl Siding
--------------	---------------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	April 16th, 2025
-------------	------------------

Days on Market	19
----------------	----

Zoning	ND
--------	----

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.