\$619,900 - 3227 Dixon Way, Edmonton

MLS® #E4427732

\$619,900

4 Bedroom, 3.00 Bathroom, 1,829 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the Black Walnut, a stunning 1829 sq. ft. home designed for modern living. This spacious model features 4 bedrooms and 3 bathrooms, perfect for families of all sizes. Enjoy the bright and airy ambiance with an open-to-below design that enhances natural light throughout the home. The main floor boasts a side entry for added convenience, and the bonus room offers versatile space for your family's needs. Upstairs, the second-floor laundry adds practicality to your daily routine. Discover the perfect blend of style and functionality in the Black Walnut, where every detail is crafted for your comfort. SIDE ENTRANCE



Essential Information

MLS® # E4427732 Price \$619,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,829

Acres 0.00

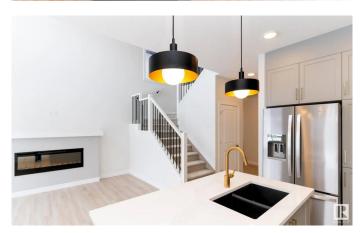
Year Built 2024

Type Single Family

Sub-Type Detached Single Family







Style 2 Storey
Status Active

Community Information

Address 3227 Dixon Way

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5K9

Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless,

Smart/Program. Thermostat, HRV System

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Prefab, Vinyl

Foundation Concrete Perimeter

School Information

Elementary DUGGAN K-6

Middle D.S. MACKENZIE 7-9
High DR. ANNE ANDERSON

Additional Information

Date Listed March 27th, 2025

Days on Market 8

Zoning Zone 55

HOA Fees 175

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:02pm MDT