

## \$609,900 - 3042 Dixon Landing, Edmonton

MLS® #E4426556

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

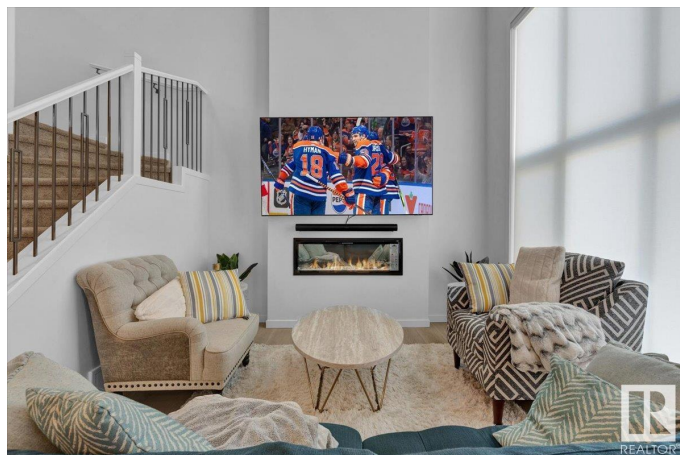
Desrochers Area, Edmonton, AB

Welcome to this stunning 2-storey home, built in 2024, located in Edmonton. Featuring a spacious double-attached garage and a welcoming front entrance with a closet, this home exudes both style and practicality. The open-concept main floor boasts a modern living, dining, and kitchen area with soaring ceilings that reach the second-floor roofline, creating an airy, bright atmosphere. The kitchen is a chef's dream, with a large island and breakfast bar, stainless steel appliances, and a pantry. The living room features an electric fireplace, perfect for cozy evenings. The main floor also includes a bedroom and a 4pc bath. Upstairs, you'll find a versatile bonus room, two additional bedrooms, and a full 4pc bath. The luxurious primary bedroom offers a walk-in closet and a 5pc ensuite with side-by-side sinks, a stand-alone shower, and a soaker tub. This home also includes AC, solar panels, water softener, upper-level laundry and a separate side entrance.

Built in 2024

### Essential Information

MLS® #	E4426556
Price	\$609,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,912
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3042 Dixon Landing
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5L2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 20th, 2025  
Days on Market                149  
Zoning                              Zone 55  
HOA Fees                         250  
HOA Fees Freq.                Annually

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