

Courtesy Of Nancy George Of Venus Realty

\$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	85
Zoning	Zone 55

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