



328 Dixon Road
Fort McMurray, Alberta

MLS # A2318806



\$759,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	2014 (12 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge x 2, gas cook-top, built-in oven & microwave, dishwasher x 2, stove, blinds, garage heater, garage door opener, shed, gazebo, garage fridge & freezer (as-is), washer/dryer x2

Welcome to this exceptional family home in the community of Parsons North. Offering over 2,100 sq ft above grade plus a legal 2-bedroom basement suite, this property combines space, functionality, and income potential in one impressive package. Backing directly onto green space and walking trails, this home offers privacy and beautiful views while being just minutes from schools, parks and playgrounds. The fully fenced backyard features a deck and gazebo, creating the perfect space to relax and entertain. Inside, the bright open-concept main floor is designed for modern living, featuring soaring ceilings, a cozy gas fireplace, and a stunning kitchen complete with quartz countertops, a gas cooktop, built-in oven and microwave, a large island, and ample cabinetry. A versatile main-floor bedroom provides the flexibility to be used as a home office, guest room, or playroom, while a convenient 2-piece bathroom completes the level. Upstairs, you'll find one of this home's most desirable features—4 bedrooms on the second level, a rare layout that is ideal for growing families. The spacious primary retreat offers a walk-in closet and a luxurious ensuite featuring a soaker tub, creating the perfect place to unwind at the end of the day. A full main bathroom serves the additional bedrooms. The fully developed legal basement suite offers 2 bedrooms, a full bathroom, separate exterior access, and the convenience of interior access as well, making it an excellent option for rental income, extended family, or multi-generational living. Additional highlights include a heated double attached garage, excellent curb appeal, and a location that combines the convenience of city living with direct access to nature. Whether you're looking for space for a growing family or a home with built-in mortgage assistance, this Parsons North property is one you won't want to miss.