



GRASSROOTS

REALTY GROUP

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340 Dixon Road
Fort McMurray, Alberta

MLS # A2323308



\$775,000

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: BASEMENT: FRIDGE, STOVE, MICROWAVE, WASHER + DRYER, DISHWASHER. GARAGE REMOTE X2. MAILBOX KEY X2, HOUSE KEYS X3.

Welcome to 340 Dixon Road, a modern and beautifully designed two storey home built in 2021 featuring a spacious layout with an office, bonus room and legal suite located in Parsons Creek. Backing onto green space and a walking path, this property offers the perfect blend of contemporary finishes, functional family living, and income potential. The home immediately impresses with its clean curb appeal, attached heated double garage with painted floors, and a three vehicle driveway. Located beside a walking path, you'll enjoy added privacy and direct access to outdoor recreation right from your doorstep. Inside, a spacious tiled entry welcomes you into the home. The main level features luxury vinyl plank flooring, modern LED lighting, and an open concept layout designed for everyday living and entertaining. The kitchen is a standout with white cabinetry, a contrasting blue island, quartz countertops, ceramic tile backsplash, stainless steel appliances, a gas range with hood vent, a newer refrigerator replaced in 2026, and a walk through pantry for added convenience. The bright living room is centred around an electric fireplace, creating a warm and inviting atmosphere. A versatile main floor office complete with a closet sits adjacent to a full four piece bathroom, providing flexibility for those seeking a guest room, home office, or potential main floor bedroom. Upstairs, you'll find a spacious bonus room, convenient laundry room, and three generously sized bedrooms. The primary suite easily accommodates a king sized bed and features a large walk in closet and an impressive ensuite with dual sinks, separate shower, jetted tub, and an additional bathtub, all filled with beautiful natural light. The remaining bathrooms continue the home's cohesive design with white cabinetry and quartz countertops. The fully developed legal basement suite offers excellent

mortgage helping potential. Featuring two bedrooms, one full bathroom, a full kitchen, separate living space, and its own private entrance. Outside, the backyard enjoys peaceful green space views and morning sun. A rear deck offers the perfect spot to relax, while the gas line has already been roughed in for a future barbecue setup. Modern construction, stylish finishes, a heated garage, legal suite income, and a location backing onto green space make 340 Dixon Road an exceptional opportunity for families and investors alike. Schedule your private showing today.