

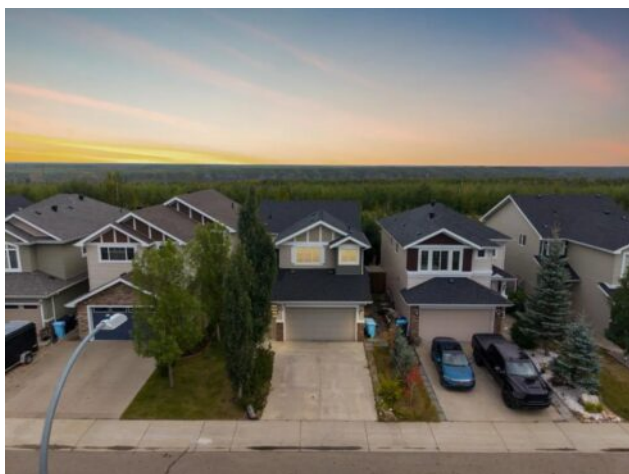


GRASSROOTS
REALTY GROUP

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356 Dixon Road
Fort McMurray, Alberta

MLS # A2345319



\$715,000

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: ND

Utilities: -

Features: Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement: fridge, stove, microwave, washer and dryer, dishwasher, mail keys x3, house key x2, garage remote x1,

Welcome to 356 Dixon Road, a spacious two-storey home in Parsons Creek offering 2,395.23 sq. ft. of total living space, a one-bedroom legal basement suite and a beautiful location backing directly onto green space. With three bedrooms and a bonus room upstairs, an attached heated double garage, parking for four vehicles and a separately accessed legal suite generating rental income, this property offers exceptional flexibility for families and investors. A covered front step leads into the tiled foyer, while the concrete driveway provides parking for two vehicles in addition to the attached double garage. The garage also features a convenient side door providing direct exterior access. Inside, hardwood flooring extends through the main living spaces, where large windows and zebra blinds create a bright and comfortable atmosphere. The living room features a gas fireplace and overlooks the green space behind the home. Upgraded French doors provide direct access to the backyard, creating a beautiful connection between the indoor and outdoor living spaces. The kitchen offers granite countertops, stainless steel appliances, tile flooring, a pantry and a central island with additional workspace. The adjoining dining area provides plenty of room for family meals and entertaining, while a convenient two-piece bathroom completes the main level. Upstairs, a spacious bonus room provides a second family living area, while three bedrooms and two full bathrooms create a practical layout. The two secondary bedrooms overlook the green space and share a four-piece bathroom, with blackout blinds adding comfort and privacy. The primary bedroom features a walk-in closet and private five-piece ensuite with two sinks and a deep soaker tub. A linen closet and upper-level laundry room with tile flooring and a window add valuable everyday convenience. The legal basement

suite has its own separate side entrance, laundry, baseboard heating and a full set of stainless steel appliances. Its open-concept layout provides ample room for both living and dining areas, along with one bedroom and a four-piece bathroom. Outside, the fully fenced backyard takes advantage of its peaceful green space setting. A wood deck with a natural gas line for barbecuing overlooks the yard, while a lower patio provides additional room to relax and entertain. Central vacuum, an HRV system and sump pump complete this well-equipped home. Built in 2015, 356 Dixon Road combines a family-friendly layout, income potential, generous parking and a sought-after green space location.