

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 91  
Zoning Zone 55

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