# \$739,900 - 3247 Dixon Way, Edmonton

MLS® #E4421069

#### \$739,900

3 Bedroom, 2.50 Bathroom, 1,906 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

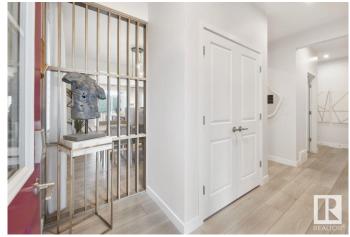
Welcome to the Alessi 24 Showhome by Jayman Built - Net Zero Certified including 30+ solar panels; Jayman's proprietary Wall system with the complete Net Zero Building Envelope & triple pane windows with argon fill. Air source electric heat pump heating & cooling mechanical system with electric back up & Merv 15 Air filter. This two-story sanctuary features a seamless open-concept layout, connecting the living, dining, & kitchen areas for effortless entertaining & relaxation. The gourmet kitchen boasts a spacious island, stainless steel appliances, & sleek finishes, while the adjacent living room offers a cozy retreat by the fireplace. Upstairs, a bonus room awaits, alongside the serene primary bedroom with an ensuite bath & walk-in closet. Two additional bedrooms & second bath provide ample space for family & guests. Convenience meets luxury with a double attached garage & a side entrance! Purchase this stunning Jayman BUILT showhome at todays prices and earn money every month it is open!



#### **Essential Information**

MLS® # E4421069 Price \$739,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,906

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 3247 Dixon Way

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5K9

## **Amenities**

Amenities Deck, Hot Water Tankless

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary St. Thomas Aquinas High Dr. Anne Anderson

## **Additional Information**

Date Listed February 10th, 2025

Days on Market 93

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 2:33pm MDT