

Courtesy Of Christina A Reid Of Century 21 Leading

# \$689,900 - 3230 Dixon Way, Edmonton

MLS® #E4449596

## \$689,900

4 Bedroom, 3.00 Bathroom, 2,076 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Step into The Eiffel, a stunning 2,076 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, side entry, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a bedroom, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home’s spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. Upstairs, a spacious bonus room offers additional relaxation space, while the primary suite boasts a luxurious ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the second floor, providing comfort for the whole family.

Built in 2025

### Essential Information

MLS® #	E4449596
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,076
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3230 Dixon Way
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K9

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Prefab, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DUGGAN
------------	--------

Middle	D.S. MACKENZIE
High	DR. ANNE ANDERSON

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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 July 31st, 2025 at 4:18pm MDT