

## \$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 today's prices and earn money every month it is open!

Built in 2024

### 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 | 80                  |
| Zoning         | Zone 55             |

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Listing information last updated on May 1st, 2025 at 4:32am MDT