



## 276 Dixon Road Fort McMurray Alberta

\$699,900

Welcome to 276 Dixon Road. This stylish Parsons North family home is a dream come true! The main floor is teeming with natural light, highlighting the rich hardwood floors in the living room, where an elegant gas fireplace serves as the focal point. The open-concept layout flows effortlessly into the spacious kitchen and dining area. The kitchen is a chef's delight, featuring gleaming granite countertops, a large island, abundant cabinetry, a corner pantry, and more. The dining area opens onto a large deck--perfect for outdoor dining and entertaining. Also on the main level, you'll find a spacious laundry room and a convenient 2-piece bathroom. Upstairs, the bonus room offers additional living space, ideal for family time or a cozy retreat. The primary bedroom, accessed through elegant French doors, boasts stunning views of lush green space and is complete with a walk-in closet and a luxurious 5-piece ensuite. The ensuite features dual sinks, a jetted tub, and a stand-up shower. Two additional generously sized bedrooms and a 4-piece main bathroom round out the upper level. The fully finished basement houses a 2-bedroom legal suite with a fully equipped kitchen, a 4-piece bathroom, a separate entrance, and its own laundry area--offering an excellent opportunity for rental income or extended family living. The backyard is fully landscaped and backs onto tranquil green space and scenic walking/biking trails. This home also includes numerous upgrades such as central vacuum and air conditioning for ultimate comfort, plus a double attached heated garage with in-floor heat, and a large driveway for extra parking. Located in the sought-after Parsons North neighbourhood, close to parks, playgrounds, schools, and all amenities, this home is perfect for a growing family. Don't miss out on this amazing opportunity! Check out the photos, floor plans and 3D tour, and call today ...

Family room 19.50 Ft x 14.33 Ft

Primary Bedroom 13.42 Ft x 16.50 Ft

5pc Bathroom 12.92 Ft x 15.58 Ft

Other 6.42 Ft x 8.17 Ft

Bedroom 10.25 Ft x 14.33 Ft

Bedroom 10.42 Ft x 11.92 Ft

Bedroom 9.83 Ft x 12.08 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Laundry room 12.58 Ft x 9.50 Ft

Foyer 9.08 Ft x 6.33 Ft

Living room 13.83 Ft x 16.67 Ft

Kitchen 13.00 Ft x 12.00 Ft

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Listing Presented By:



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4pc Bathroom 12.25 Ft x 6.17 Ft

Kitchen 16.58 Ft x 20.25 Ft

Bedroom 12.50 Ft x 10.67 Ft

Dining room 13.00 Ft x 8.58 Ft

Laundry room 12.75 Ft x 10.92 Ft

2pc Bathroom 5.92 Ft x 5.08 Ft