

Courtesy Of Christina A Reid Of Century 21 Leading

# \$669,900 - 3218 Dixon Way, Edmonton

MLS® #E4460990

## \$669,900

4 Bedroom, 3.00 Bathroom, 2,075 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, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a main floor bedroom room, 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® #         | E4460990  |
| Price          | \$669,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,075     |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3218 Dixon Way  |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5L3         |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | 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    | October 3rd, 2025 |
| Days on Market | 19                |
| 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 October 22nd, 2025 at 12:02pm MDT