

Courtesy Of Christina A Reid Of Century 21 Leading

# \$665,000 - 3218 Dixon Way, Edmonton

MLS® #E4460990

## \$665,000

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	\$665,000
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	5
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on October 8th, 2025 at 1:47pm MDT