

## \$739,900 - 3247 Dixon Way, Edmonton

MLS® #E4444761

**\$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 todays prices and earn money every month it is open!

Built in 2024

### Essential Information

MLS® # E4444761

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    | June 27th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 55         |

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 August 3rd, 2025 at 1:02am MDT