

\$720,000 - 104 Dixon Road, Fort McMurray

MLS® #A2207030

\$720,000

5 Bedroom, 3.00 Bathroom, 1,843 sqft
Residential on 0.12 Acres

Parsons North, Fort McMurray, Alberta

This stunning home is designed for both sophisticated living and everyday comfort. BUILT BY ALVES, a name synonymous with exceptional craftsmanship and luxury. Step inside the grand entryway, where thoughtful details make an immediate impression. Curated for large gatherings and busy households, the foyer boasts dual closets! Then, prepare to be wowed by the incredible soaring 12-foot ceilings that flood the grand living room with natural light, creating one of the most spacious, airy atmospheres youâ€™ll find anywhere. At the heart of the home is an exquisite chefâ€™s kitchen, featuring GRANITE Countertops, a massive island, built-in microwave and oven, and a professional-grade 5burner gas stove. This space is both functional and elegant. The primary suite is a true retreat, offering a spa-inspired en-suite with high-end finishes and a walk-in closet. The fully developed lower level is designed for both entertainment and relaxation, featuring IN-FLOOR HEATING, a versatile BONUS SPACE, and a tailored bespoke bar. On the exterior of the home you'll enjoy beautiful curb appeal, a front aggregate porch, a backyard equipped with a gas line hookup and showcasing endless possibilities. The TRIPLE-CAR Heated Garage, complete with custom-built in storage cabinets and bar, provides ample space for vehicles, and organization. Created for both impressive entertaining and everyday practicality, while the expansive driveway easily accommodates



multiple vehicles. This Alves-built masterpiece isnâ€™t just a homeâ€™ itâ€™s designed for those who appreciate unparalleled quality. Perfectly situated in a quiet cul-de-sac next to a beautiful park and green space, it offers an incredible balance of privacy, functionality, and breathtaking design. If youâ€™re looking for luxury, prime location, and flawless designâ€™this is it.

Built in 2013

Essential Information

MLS® #	A2207030
Price	\$720,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,843
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	104 Dixon Road
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y5

Amenities

Parking Spaces	6
Parking	Aggregate, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2025
Days on Market	47
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.