# \$619,998 - 3114 Dixon Landing Landing, Edmonton

MLS® #E4415590

#### \$619.998

3 Bedroom, 2.50 Bathroom, 2,154 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the "Columbia― built by the award winning Pacesetter homes and is located on a quiet street in the heart of south west Edmonton in the beautiful neighborhood of Desrochers. This unique property Desrochers offers 2150 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'II find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home. \*\*\* Pictures are of the show home the colors and finishing's may vary, this home is under construction and should be completed by the end of May of 2025\*\*\*

Built in 2024

### **Essential Information**

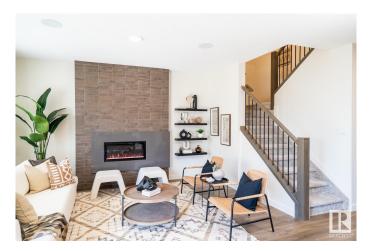
MLS® # E4415590 Price \$619,998

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







2,154 Square Footage Acres 0.00 Year Built 2024

Single Family Type

Sub-Type **Detached Single Family** 

Style 2 Storey Status Active

## **Community Information**

Address 3114 Dixon Landing Landing

Area Edmonton

Subdivision Desrochers Area

City Edmonton **ALBERTA** County

Province AB

Postal Code T6W 4S9

#### **Amenities**

**Amenities** See Remarks

**Parking Spaces** 

**Parking Double Garage Attached** 

#### Interior

**Interior Features** ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Forced Air-1, Natural Gas Heating

**Stories** 2 Has Basement

Yes

Full, Unfinished Basement

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof **Asphalt Shingles** Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed December 6th, 2024

Days on Market 141

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 April 26th, 2025 at 10:32am MDT