

## \$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

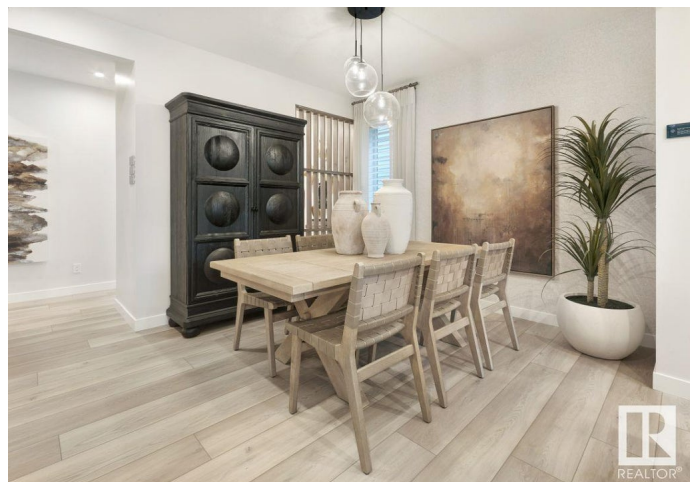
Welcome to the Alessi 24 Showhome by Jayman Built - Net Zero Certified including 30+ solar panels; Jayman's proprietary Wall system with the complete Net Zero Building Envelope & triple pane windows with argon fill. Air source electric heat pump heating & cooling mechanical system with electric back 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 today's 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	22
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 July 19th, 2025 at 12:32am MDT