

Courtesy Of Christina A Reid Of Century 21 Leading

\$649,900 - 3212 Dixon Way, Edmonton

MLS® #E4465784

\$649,900

3 Bedroom, 2.50 Bathroom, 2,003 sqft
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Discover the Nile, a beautifully designed 2003 sq. ft. home that offers the perfect balance of comfort and elegance. This spacious model features 4 bedrooms and 2.5 bathrooms, ideal for families seeking a modern living space. Homeowners will enjoy a spacious and comfortable atmosphere, making every room feel welcoming and expansive. The Nile's thoughtful design includes ample storage, stylish finishes, and a functional flow that suits both everyday living and entertaining. Experience the charm and sophistication of the Nile, where your dream home becomes a reality.

Built in 2025

Essential Information

MLS® #	E4465784
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,003
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

Community Information

Address	3212 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, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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	November 14th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on November 16th, 2025 at 6:47am MST