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

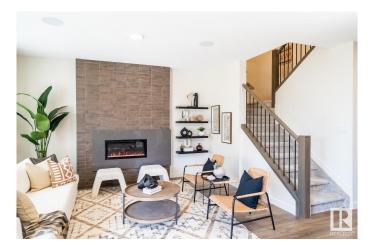
MLS® #E4415590

#### \$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

Square Footage	2,154
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	3114 Dixon Landing Landing
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S9

#### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

#### 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 ListedDecember 6th, 2024Days on Market135

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 19th, 2025 at 9:47pm MDT