

\$895,000 - 404 Dixon Road, Fort McMurray

MLS® #A2238551

\$895,000

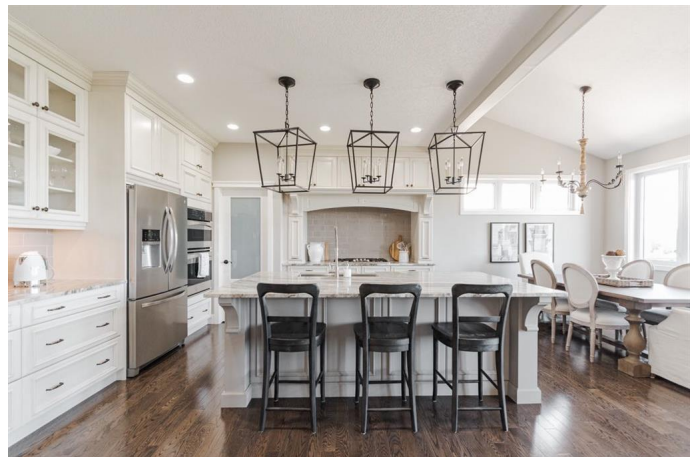
4 Bedroom, 4.00 Bathroom, 2,509 sqft
Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Open House: Sunday, November 2nd
11:00am - 1:00pm | Welcome to 404 Dixon Road: A residence where refined craftsmanship, custom finishes, and timeless design converge. Built by Alves Homes, this exceptional property offers over 3,400 sq/ft of curated living space, showcasing high-end details from top to bottom—including Restoration Hardware lighting, ¾ inch solid hardwood floors on all three levels, antiqued glass cabinetry, and expansive windows framing serene tree-lined views. Set on a quiet cul-de-sac in Parsons Creek and in impeccable condition throughout, this is luxury living redefined.

From the moment you arrive, the home makes a statement. Rich wood-style garage doors, an 8-foot front door, manicured landscaping, and a welcoming front step all contribute to its elevated curb appeal. Inside, a bright entry leads you into an airy open-concept living space, where tall baseboards, designer finishes, and sun-filled rooms create an atmosphere that feels both sophisticated and serene.

At the heart of the home is a show-stopping kitchen featuring soft cream cabinetry with antiqued glass uppers, granite countertops with soft blue-grey veining, under-cabinet lighting, and stainless steel appliances including a five-burner Electrolux gas cooktop and apron sink. A walk-through pantry offers extensive storage, while the adjoining butler's pantry with muted grey cabinets



and glass doors is ideal for entertaining or showcasing fine dish ware.

The dining area and living room both are adorned with a Restoration Hardware chandeliers, and the vaulted ceiling offers space for stacked windows with a stunning 80,000 BTU gas fireplace clad in stone in the centre of the living room—creating a cozy, beautiful focal point for gatherings year-round. Completing the main floor is a granite-topped laundry room with upper cabinetry, a stylish two-piece powder room, and a generous walk-in coat closet.

Upstairs, the hardwood continues with eight stacked windows illuminating the stairwell and hallway. The primary suite is a luxurious retreat with double door entry, space for a king bed, and a spa-inspired ensuite with a glass enclosed splash room that has a freestanding tub and rain shower, dual vanities with a centre tower, and a walk-in closet. Two more spacious bedrooms, a bonus room filled with natural light, and a beautifully appointed four-piece bathroom complete the upper level. The fully finished basement is equally impressive with radiant in-floor heat, continued hardwood flooring, and a large entertainment area featuring a wet bar with wine fridge, custom cabinetry, and island seating. A fourth bedroom with walk-in closet, full bathroom, and additional storage ensure this lower level is as functional as it is stylish.

Outdoors, enjoy the peaceful setting of the fully fenced backyard and Duradeck-finished upper deck overlooking the trees. With direct trail access nearby and minimal street traffic, this location offers both privacy and convenience.

Built in 2014

Essential Information

MLS® #

A2238551

Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,509
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	404 Dixon Road
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

Amenities

Parking Spaces	4
Parking	Front Drive, Garage Door Opener, Heated Garage, Double Garage Attached, Driveway, Garage Faces Front, Insulated, Parking Pad
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator, Central Air Conditioner, Built-In Gas Range, Built-In Oven, Instant Hot Water, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Standard Shaped Lot, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Greenbelt, Lawn, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2025
Days on Market	109
Zoning	ND

Listing Details

Listing Office	The Agency North Central Alberta
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