

# \$659,900 - 3210 Dixon Way, Edmonton

MLS® #E4463707

## \$659,900

3 Bedroom, 2.50 Bathroom, 2,002 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® #         | E4463707               |
| Price          | \$659,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,002                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

Style 2 Storey  
Status Active

Community Information

Address 3210 Dixon Way  
Area Edmonton  
Subdivision Desrochers Area  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 5L3

Amenities

Amenities Carbon Monoxide Detectors, Tankless, Smart/Program. 1 Ceiling  
Parking Double Garage Attached

Interior

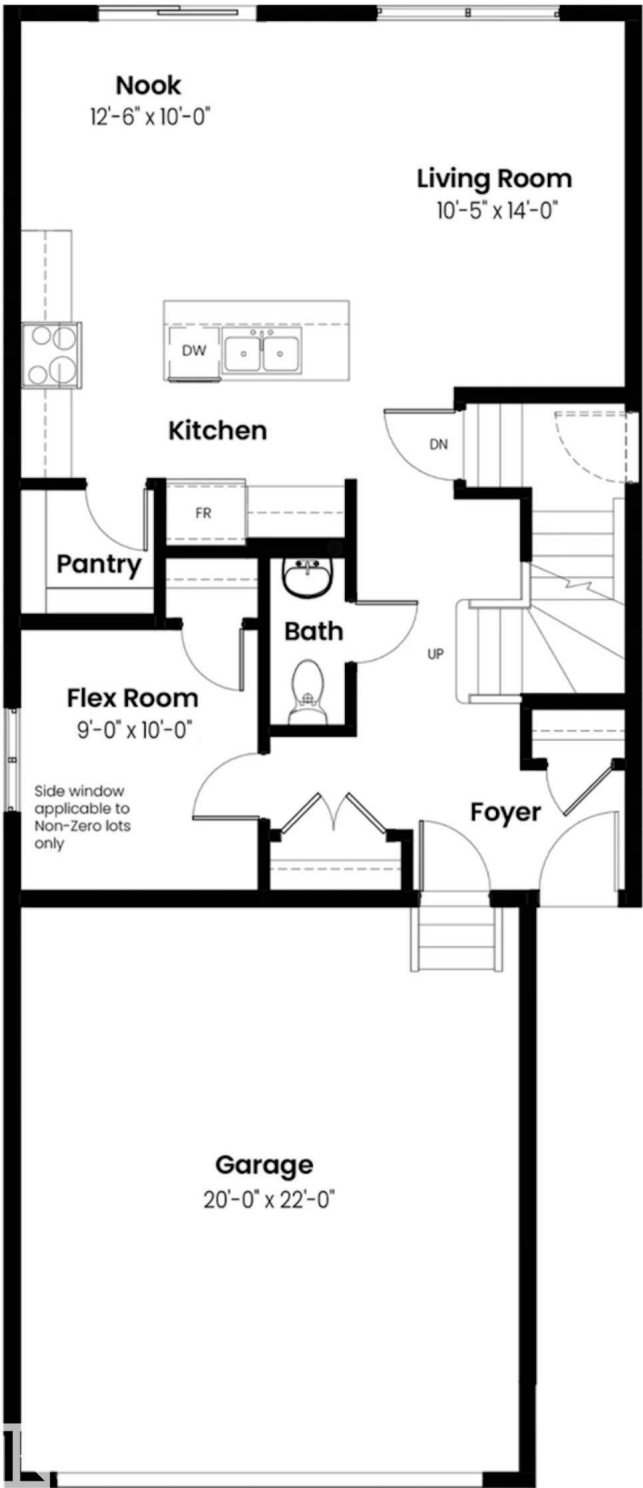
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \n Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

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 Father Michael McCaffery

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 55            |
| HOA Fees       | 175                |
| HOA Fees Freq. | Annually           |



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 November 3rd, 2025 at 2:17am MST