# \$645,747 - 3105 Dixon Landing Landing, Edmonton

MLS® #E4443468

#### \$645.747

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 November \*\*\*

Built in 2025

#### **Essential Information**

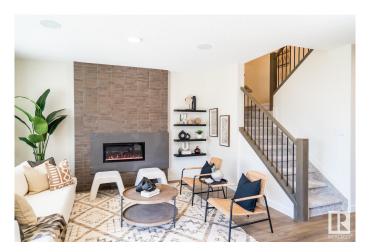
MLS® # E4443468 Price \$645,747

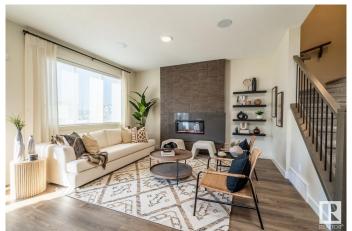
Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 2,154
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3105 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 Listed June 19th, 2025

Days on Market 5

Zoning Zone 55

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Listing information last updated on June 24th, 2025 at 5:47am MDT