

# \$639,900 - 3104 Dixon Landing Landing, Edmonton

MLS® #E4421668

**\$639,900**

4 Bedroom, 3.00 Bathroom, 2,087 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

The Reece 24 by Jayman BUILT offers Jaymanâ€™s exclusive Core Performance features including SOLAR, triple pane windows, tankless hot water system, SMART home technology, HRV and high efficiency furnace. Stunning two story in perfect location has a Full bath and bedroom on the main floor. The great room, dining and kitchen flow together seamlessly and offer granite counters, walk through pantry and large island plus there is a convenient mud room at the garage entry. The second floor offers a luxurious primary retreat with large walk-in closet and five pce. Ensuite bath. Laundry room with linen shelves, two more bedrooms and a second full bath are located here, along with a spacious bonus family room. Amazing family home!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421668  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,087     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3104 Dixon Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Desrochers Area            |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 5L3                    |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, Solar Equipment |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 77                  |
| Zoning         | Zone 55             |
| HOA Fees       | 200                 |

HOA Fees Freq.     Annually

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Listing information last updated on May 2nd, 2025 at 1:32pm MDT