

# \$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 Jayman’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 | 96                  |
| Zoning         | Zone 55             |
| HOA Fees       | 200                 |

HOA Fees Freq.     Annually

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Listing information last updated on May 21st, 2025 at 8:02am MDT