



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**189 COMEAU Crescent, Fort McMurray T9K 2X6**

MLS®#: **A2105856**

Area: **Parsons North**

Listing Date: **02/07/24**

List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2013**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,760 sqft**

Lot Shape:

Abv Sqft:

**2,179**

Low Sqft:

Ttl Sqft:

**2,179**

DOM

**99**

Layout

Beds:

**4 (4 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Interior Lot,Landscaped,Standard Shaped Lot**

**Alley Access,Driveway,Off Street,Parking Pad,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat:

**Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**7`4" x 3`0"**

**Kitchen**

**Main**

**14`2" x 14`7"**

**Mud Room**

**Main**

**7`2" x 12`1"**

**4pc Ensuite bath**

**Second**

**7`2" x 10`10"**

**Bedroom**

**Second**

**10`1" x 9`3"**

**4pc Bathroom**

**Third**

**9`2" x 7`5"**

Room

Level

Dimensions

**Dining Room**

**Main**

**15`0" x 7`7"**

**Living Room**

**Main**

**15`0" x 9`0"**

**4pc Bathroom**

**Second**

**10`0" x 7`1"**

**Bedroom**

**Second**

**15`0" x 12`1"**

**Bedroom**

**Second**

**12`4" x 9`2"**

**Bedroom - Primary**

**Third**

**22`7" x 27`10"**

Walk-In Closet	Third	7`7" x 9`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: ND	
Legal Desc:	1320158		Remarks
Pub Rmks:	<p>Welcome to 189 Comeau Crescent: luxury and functionality merge perfectly in this beautiful home stretching out across three stories, complete with a spacious one bedroom legal suite below and boasting high end finishes including granite countertops, engineered hardwood floors, high ceilings and baseboards. With a unique floor plan, this home offers ample living space in the heart of Parsons Creek, currently one of the most sought after neighbourhoods in Wood Buffalo. Crafted by R-Star Homes, this property boasts exceptional quality, starting with the open main living space highlighted by the kitchen. The island features a prep sink and pop-up electrical outlet, while the pantry offers extra storage. The 5-burner gas stove is complemented by a stainless steel range hood, and the long island provides plenty of seating. The living room and dining room are bathed in natural light, with a modern gas fireplace adding a sleek touch. Completing the main level are the laundry room and a convenient two-piece powder room. Ascending to the second level reveals three generously sized bedrooms, including the primary retreat complete with a walk-in closet and luxurious ensuite bathroom featuring a water closet and large glass shower. Another flight of stairs leads to the third level, where an incredible open loft space awaits. With a four-piece bathroom, oversized walk-in closet, vaulted ceilings, and hardwood floors, this space can serve as an additionally primary retreat/fourth bedroom above grade or a versatile bonus room with ample storage for games or crafts—a rare layout in our region. The self-contained separate entry legal suite offers generous living space warmed by in-floor heat, including an open living area, full kitchen, four-piece bathroom, separate laundry and a generously sized bedroom. Additionally, the hot water tank was recently replaced in 2023, and the home is ready for immediate possession—schedule a private tour today and discover all the exceptional features this home has to offer.</p>		
Inclusions: Property Listed By:	<p>FRIDGE X2, STOVE X2, MICROWAVE X2, WASHER/DRYER X2. The Agency North Central Alberta</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800















