



THE
A-TEAM

**RE/MAX
FIRST**

240 COMEAU Crescent, Fort McMurray T9K2X8

MLS®#: **A2107502**

Area: **Parsons North**

Listing Date: **03/12/24**

List Price: **\$609,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Finished Floor Area

Lot Sz Ar:

3,210 sqft

Lot Shape:

Abv Sqft:

2,034

Low Sqft:

Ttl Sqft:

2,034

DOM

67

Layout

Beds:

6 (5 1)

Baths:

4.5 (4 1)

Style:

3 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

Double Garage Detached,Garage Door Opener,Garage Faces Rear,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Oven,Electric Stove,Microwave,Washer

Int Feat:

Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	15`1" x 10`2"
Foyer	Main	5`10" x 8`1"	Kitchen	Main	11`7" x 11`7"
Living Room	Main	14`5" x 12`10"	4pc Bathroom	Second	5`10" x 7`9"
4pc Ensuite bath	Second	5`0" x 7`10"	Bedroom	Second	9`5" x 12`7"
Bedroom	Second	9`5" x 10`8"	Bedroom - Primary	Second	13`10" x 11`9"
4pc Bathroom	Third	4`11" x 10`0"	Bedroom	Third	12`0" x 11`9"
Bedroom	Third	12`1" x 12`6"	4pc Bathroom	Suite	8`1" x 4`10"

Bedroom Kitchen	Suite Suite	13`10" x 11`1" 8`5" x 9`3"	Family Room	Suite	9`6" x 11`11"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: ND			
Legal Desc:		1320158		Remarks	
Pub Rmks: Welcome to 240 Comeau Cres! This Meticulously crafted home offers a stunning first impression with its exceptional curb appeal and over 2700 sqft of luxurious living space. Boasting high-end finishes and a thoughtfully designed layout, this residence features 6 bedrooms, 5 bathrooms, a double detached garage, and a 1-bedroom legal suite. Step inside to discover an inviting open-concept design, accentuated by granite countertops in the kitchen and all bathrooms. The kitchen is a chef's paradise, complete with a generous island, stainless steel appliances, pantry, and stylish modern backsplash. The main floor features a huge main living room with a cozy fireplace and hardwood flooring, adding warmth and elegance to the space. The basement, and expansive loft-style flex room on the third floor provide abundant space for comfortable living and entertaining, including a 2 more bedrooms and full bath. The second floor hosts a master bedroom retreat with a luxurious ensuite, boasting a rain shower head and soaker tub. Two additional spacious bedrooms share a full bathroom. The legal basement suite offers rental potential, enhancing the home's appeal and versatility. Outside, the fully landscaped yard features a deck, creating a perfect setting for outdoor gatherings and relaxation. Nestled in a tranquil cul-de-sac in Parsons North, this home is conveniently located within walking distance to schools, parks, and walking trails. Don't miss this opportunity to make this exceptional home yours. Schedule your viewing today!					
Inclusions: Property Listed By:		2(Fridges, Stoves, Microwaves, Dishwashers, Washers, Dryers) RE/MAX FORT MCMURRAY			

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









