



THE
A-TEAM

**RE/MAX
FIRST**

181 COMEAU Crescent, Fort McMurray T9K 2X6

MLS® #: **A2124215**

Area: **Parsons North**

Listing Date: **04/23/24**

List Price: **\$574,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

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:

3,756 sqft

Lot Shape:

Abv Sqft:

1,816

Low Sqft:

Ttl Sqft:

1,816

DOM

25

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

5pc Ensuite bath

Bedroom

Bedroom

4pc Bathroom

Level

Main

Upper

Upper

Basement

Basement

Dimensions

5`0" x 5`10"

9`9" x 10`8"

11`8" x 11`3"

11`0" x 14`0"

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Upper

Basement

Dimensions

10`7" x 5`4"

11`4" x 10`11"

14`6" x 12`8"

10`5" x 11`0"

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1320158

Remarks

Pub Rmks: **LUXURY HOME IN NORTH PARSONS! This one-of-a-kind home features over 2400 sq ft of living space, that includes a 2 BEDROOM LEGAL SUITE, DETACHED DOUBLE HEATED GARAGE, A PROFESSIONALLY LANDSCAPED YARD, AND MORE! This NO CARPET home has many upgrades and additions that will make this your top pick when viewing homes. Step into this well-put-together home that features a GREAT ROOM front, with the stunning upgraded 48-inch gas fireplace with a floor-to-ceiling stone front. This main level continues with a 2pc powder room, then a chef's dream kitchen featuring a solid wood cabinet, corner pantry, UPGRADED QUARTZ countertops, large island, eat-up breakfast bar, tiled backsplash and loads of countertop space. Then you have a dining room with garden doors leading to your fully fenced and landscaped yard. To complete this level, you have a family room surrounded by windows. This entire main level and upper level is completed with hardwood floors. The Upper level begins with a large upper landing, laundry room, 3 bedrooms and 2 full bathrooms. The Primary Bedroom is oversized and features an incredible walk-in closet featuring custom-built-in shelves. The 5 pc ensuite has double sinks, tilted floors, QUARTZ counter tops, stand-up shower and corner soaker tub. The 2nd and 3rd bedrooms are also oversized, and feature-built shelving. The Fully developed basement offers a fully self-contained legal suite. Offering 9 ft ceilings, full kitchen, 2 great-size bedrooms and full bathroom and in-suite laundry. This lower space has large above-ground windows giving you a ton of natural light. This suite makes an amazing mortgage helper as a long-term rental or cash in on this suite being a top pick on Airbnb for short-term rental. The suite also offers no carpet, just luxury laminate flooring throughout. The exterior of this home has been finished with a 20x24 HEATED DETACHED garage, additional parking space and storage space on the side of the garage, professional landscaping that includes a fireplace, a large rear deck, front and rear gardens. More amazing additional features of this home include upgraded fiber optic cable for high-speed internet, central a/c, California knock-down ceilings from top to bottom. This home is located in the heart of North Parsons, within walking distance of 2 elementary schools, parks, trails and quick access to HWY 63 north to Suncor and Syncrude sites. Call today and schedule your personal viewing.**

Inclusions: **2 Fridges, 2 stoves, dishwasher, 2 washers, window coverings, range hood, microwave, all basement furnishings**

Property Listed By: **COLDWELL BANKER UNITED**

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











