



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**232 COMEAU Crescent, Fort McMurray T9K 0Z8**

MLS® #: **A2163408**

Area: **Parsons North**

Listing Date: **09/06/24**

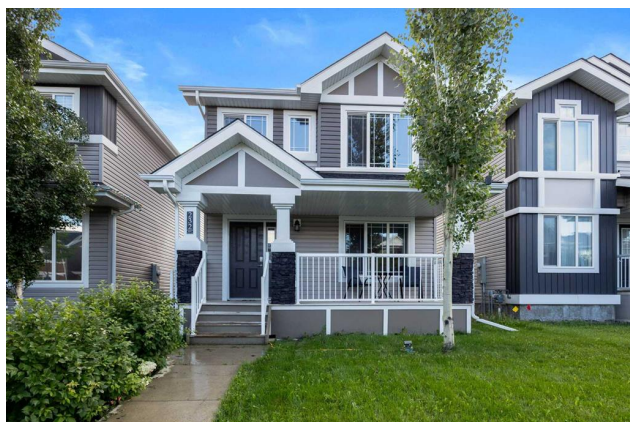
List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,215 sqft**

Lot Shape:

Abv Sqft:

**1,460**

Low Sqft:

Ttl Sqft:

**1,460**

DOM

**106**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Dog Run, Private Yard**

Construction:

**Brick, Concrete, Vinyl Siding**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat:

**Breakfast Bar, Open Floorplan, Stone Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`10" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 11`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>4`11" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`7" x 11`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 12`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`9" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 12`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 10`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`2" x 7`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

**1320158**

Zoning:  
**ND**

Remarks

Pub Rmks: **Welcome to 232 Comeau Crescent! This meticulously maintained 4-bedroom, 3.5-bathroom home offers modern living with ample space for the entire family. The main and upper levels feature stunning black quartz countertops, creating a sleek and contemporary feel throughout the kitchen and other spaces. The open-concept kitchen is equipped with a gas stove, large pantry, and soft-close cabinetry, making meal preparation a pleasure. The adjacent dining area offers plenty of room for entertaining, while the cozy living room is perfect for relaxing. As you step inside, you'll appreciate the oversized closet at the main entry, providing ample storage for coats, shoes, and more. Upstairs, the primary suite is a true retreat, boasting an ensuite bathroom and a walk-in closet. You'll also find a convenient upstairs laundry room with built-in drying racks, adding extra functionality to your daily routine. The additional bedrooms provide plenty of storage, including two walk-in closets in the lower-level bedroom. The fully finished basement features a spacious rec room, perfect for movie nights, gaming, or a home gym, plus a separate entry offering flexibility. This home is equipped with central air conditioning, ensuring year-round comfort during the warmer months. Outside, enjoy a fully fenced yard, a dog run for your furry friends, a newly constructed spacious deck, and great yard for outdoor gatherings. The double detached heated garage offers year-round comfort and functionality, perfect for car storage or a workshop. Located in a fantastic neighborhood, this home is close to schools and surrounded by amenities, making it a great place to live for families or anyone looking for a welcoming community. This home combines elegance with functionality in every corner, ready for you to move in and make it your own!**

Inclusions: **Dishwasher, Gas Range, Microwave Hood Fan, Washer/Dryer, Refrigerator**  
Property Listed By: **EXP REALTY**

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













