

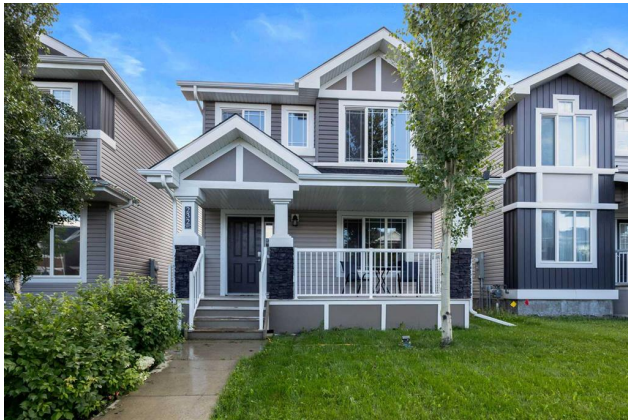


THE
A-TEAM

**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** Finished Floor Area
 Year Built: **2017** Abv Sqft: **1,460**
Lot Information Low Sqft:
 Lot Sz Ar: **3,215 sqft** Ttl Sqft: **1,460**
 Lot Shape:

DOM

136
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Dog Run, Private Yard** 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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	5`10" x 7`11"	4pc Ensuite bath	Second	4`11" x 8`2"
Bedroom	Second	9`5" x 10`8"	Bedroom	Second	9`3" x 12`5"
Bedroom - Primary	Second	13`8" x 11`9"	2pc Bathroom	Main	5`4" x 5`0"
Dining Room	Main	4`11" x 10`2"	Foyer	Main	5`9" x 7`10"
Kitchen	Main	11`6" x 11`7"	Living Room	Main	13`2" x 12`9"
4pc Bathroom	Basement	8`1" x 4`11"	Bedroom	Basement	13`3" x 10`9"
Game Room	Basement	17`7" x 11`7"	Furnace/Utility Room	Basement	8`2" x 7`10"

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

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







