



THE
A-TEAM

**RE/MAX
FIRST**

112 COMEAU Crescent, Fort McMurray t9k 2x7

MLS®#: **A2176277** Area: **Parsons North** Listing Date: **11/06/24** List Price: **\$510,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,773**
 Low Sqft:
 Ttl Sqft: **1,773**

DOM

66
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Closet Organizers,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`9"	Breakfast Nook	Main	12`1" x 8`3"
Dining Room	Main	10`11" x 14`3"	Kitchen	Main	13`6" x 11`5"
Living Room	Main	14`0" x 15`10"	3pc Bathroom	Second	8`8" x 5`0"
4pc Bathroom	Second	10`9" x 4`11"	Bedroom	Second	11`11" x 11`2"
Bedroom	Second	10`9" x 14`8"	Bedroom - Primary	Second	14`0" x 15`9"
4pc Bathroom	Basement	5`2" x 7`8"	Bedroom	Basement	11`0" x 10`6"
Family Room	Basement	12`11" x 21`11"	Kitchen	Basement	12`2" x 12`11"

Furnace/Utility Room

Basement

9`5" x 7`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1320158

Zoning:

ND

Remarks

Pub Rmks:

CALLING ALL BUYERS, welcome to 112 Comeau cres! located in the heart of parsons north, this property offers 4 bedrooms 3 1/2 bathrooms this beautiful property has a Separate Entrance with a 1 bedroom legal suite in the basement! Features include large foyer, living room/flex room, open kitchen great room with island eating bar, walk in pantry, full stainless kitchen appliance, glass tile backsplash, dining nook that opens into the family room . On the 2nd floor you'll find a large master bedroom with bay window, huge walk in closet and ensuite with double shower. 2 more generous bedrooms a full bath and laundry complete this floor, fully fenced big backyard located near walking trails, school, transportation and so much more! call today for a personal tour!

Inclusions:

Property Listed By:

**dishwasher, washer/dryer, stove, refrigerator, microwave, furniture negotiable, central A/C
COLDWELL BANKER UNITED**

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









