

101 COMEAU Crescent, Fort McMurray T9K2X7

MLS®#: **A2193569** Area: **Parsons North** Listing **02/10/25** List Price: **\$639,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 30-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **5,226 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,225**
 Low Sqft:
 Ttl Sqft: **2,225**

DOM

49
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Private**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Gravel Driveway,Heated Garage,Oversized,Parking Pad,RV Access/Parking,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Gas Stove,Microwave,Refrigerator,Washer,Washer/Dryer,Washer/Dryer Stacked,Wine Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`9" x 9`1"	Kitchen	Main	14`11" x 13`5"
Storage	Main	3`4" x 3`1"	2pc Bathroom	Main	3`0" x 7`2"
Laundry	Main	5`3" x 7`2"	Living Room	Main	16`11" x 14`11"
4pc Bathroom	Second	7`1" x 8`10"	Bedroom	Second	8`7" x 13`5"
Bedroom	Second	8`8" x 9`5"	Bedroom - Primary	Second	13`4" x 14`11"
4pc Ensuite bath	Second	11`4" x 7`0"	4pc Ensuite bath	Third	5`1" x 8`7"

Walk-In Closet
Furnace/Utility Room
4pc Bathroom
Family Room

Third
Basement
Basement
Basement

12`7" x 7`6"
6`9" x 12`4"
7`10" x 5`0"
11`3" x 12`4"

Bedroom - Primary
Bedroom
Kitchen
Bedroom

Legal/Tax/Financial

Third
Basement
Basement
Basement

28`3" x 14`9"
10`10" x 8`6"
4`6" x 10`1"
11`2" x 8`7"

Title:
Fee Simple
Legal Desc:

1320158

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 101 Comeau Crescent, where luxury and practicality come together in this stunning three-story home featuring high-end finishes, a self-contained TWO-BEDROOM LEGAL SUITE, and a DOUBLE HEATED GARAGE with additional parking for an RV, boat, or extra vehicles. Located on a large CORNER LOT, this meticulously crafted home offers exceptional quality and modern comforts in one of Wood Buffalo's most desirable neighborhoods. Step inside and be captivated by the open-concept main living area, highlighted by a chef-inspired kitchen with GRANITE COUNTERTOPS, a 5-burner gas range, built-in cabinet garbage and recycling, and an expansive island with a prep sink and pop-up electrical outlet. The adjacent living space is both elegant and cozy, featuring a hand-hewn wooden fireplace mantle, in-built Sonos speakers, and large windows that flood the room with natural light. The second level offers three generously sized bedrooms, including the primary retreat with a walk-in closet and spa-like ensuite. The third-level loft is a standout feature, offering vaulted ceilings, hardwood floors, an oversized walk-in closet, and a full four-piece bathroom, making it ideal as a private master suite, bonus room, or home office. The ensuite is designed for ultimate relaxation, featuring dual shower heads with separate temperature controls. Tech and convenience are seamlessly integrated throughout the home, with built-in Sonos speakers in the living room and backyard, a wall-mounted magnetic charger for an iPad, central vacuum connections on all three floors, and exterior pot lights that enhance the home's curb appeal. The separate entry legal suite is a fantastic mortgage helper, offering IN-FLOOR HEATING, a full kitchen, a spacious living area, two well-sized bedrooms, separate laundry, and a four-piece bathroom. Outside, the backyard is beautifully landscaped and designed for summer enjoyment, featuring a stone patio, a stunning deck, and a built-in stone fireplace—perfect for cozy evenings outdoors. The exterior pot lights add to the home's curb appeal, while the oversized 23' x 23' heated garage and additional parking pad provide plenty of room for extra vehicles, an RV, or outdoor toys. Don't miss your chance to own this exceptional home in the heart of Parsons Creek. Schedule a private tour today!

Inclusions:

Main: Fridge, Stove, Dishwasher, Washer & Dryer, Microwave, TV w/ Wall Mount, Wine Cooler. Basement: Fridge, Stove, Stacked Washer Dryer, Microwave, Basement Furniture Negotiable. Other: ceiling fans, garage remote opener, window coverings, central vacuum
EXP REALTY

Property Listed By:

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











