



THE
A-TEAM

**RE/MAX
FIRST**

240 COMEAU Crescent, Fort McMurray T9K 2X8

MLS®#: **A2219515**

Area: **Parsons North**

Listing Date: **05/08/25**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 20-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Lot Sz Ar:

3,210 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,007

Low Sqft:

Ttl Sqft:

2,007

DOM

23

Layout

Beds:

6 (5 1)

Baths:

4.5 (4 1)

Style:

3 (or more) Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Low Maintenance Landscape,Private,Street Lighting

Double Garage Detached,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Washer/Dryer Stacked

Int Feat:

Bidet,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 13`1"
Kitchen	Main	11`7" x 11`6"
Bedroom	Second	10`4" x 9`3"
3pc Bathroom	Second	7`11" x 5`1"
3pc Ensuite bath	Second	8`1" x 5`0"
Bedroom	Third	12`7" x 11`10"
3pc Bathroom	Third	10`2" x 4`11"

Room	Level	Dimensions
Dining Room	Main	8`0" x 13`1"
2pc Bathroom	Main	5`0" x 4`8"
Bedroom	Main	10`6" x 9`1"
Bedroom - Primary	Second	11`8" x 14`0"
Walk-In Closet	Second	6`6" x 5`0"
Bedroom	Third	11`7" x 11`10"
Living Room	Basement	12`2" x 9`4"

**Kitchen With Eating Area
3pc Bathroom**

**Basement
Basement**

**9`6" x 8`7"
5`0" x 8`1"**

**Furnace/Utility Room
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**7`7" x 8`1"
11`4" x 13`9"**

Title:
Fee Simple
Legal Desc:

1320158

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 240 Comeau Crescent - A Stunning 6-Bedroom Home with a Legal Suite and a Garage in the Heart of Parsons Creek! If you're searching for a spacious and versatile home with 5 bedrooms above ground, a 1-bedroom legal basement suite, and a detached garage, your search ends here! This impressive three-storey home offers over 2,690 square feet of thoughtfully designed living space that blends comfort, style, and function. From the moment you walk through the front door, you're welcomed by high-ceilings, large windows, and an abundance of natural light that creates a bright and inviting atmosphere. The main floor is perfect for both everyday living and entertaining. The spacious living room features a cozy gas fireplace, flowing into a welcoming dining area where you can host family dinners or casual get-togethers. The chef-inspired kitchen is a true highlight, with granite countertops, stainless steel appliances, a breakfast bar, and a walk-in pantry designed to meet all your cooking and storage needs. A convenient guest bathroom and laundry room complete this level, adding both comfort and practicality to the space. The second level includes three generously sized bedrooms, including a large primary suite with a walk-in closet and a private ensuite bathroom. On the third level, there are two more great-sized bedrooms along with another full bathroom, making this home ideal for large families or those needing extra space for an office or guests. The separate entry LEGAL BASEMENT SUITE offers excellent additional living space with a full kitchen, four-piece bathroom, spacious living area, its own laundry, and a well-sized bedroom. This is an excellent opportunity for anyone looking to generate rental income to help with the mortgage. Enjoy the fully landscaped yard with a deck - ideal for entertaining or relaxing outdoors. A 23' x 17' detached garage and additional driveway parking provide ample space for vehicles and storage. Don't miss this rare opportunity to own a one-of-a-kind home in a sought-after neighborhood. Book your private showing today!

Inclusions:
Property Listed By:

**Main: Fridge, Stove, Dishwasher, Washer & Dryer, Microwave Basement: Fridge, Stove, Stacked Washer Dryer, Microwave, Dishwasher Other: window coverings
EXP REALTY**

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









