



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 COMEAU Crescent, Fort McMurray T9K 2X8**

MLS®#: **A2237435**

Area: **Parsons North**

Listing Date: **07/06/25**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**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

**0**

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

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

**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, DETACHED GARAGE and a 3-Vehicle Driveway 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: **Main: Fridge, Stove, Dishwasher, Washer & Dryer, Microwave Basement: Fridge, Stove, Stacked Washer Dryer, Microwave, Dishwasher Other: window coverings**  
Property Listed By: **EXP REALTY**

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









