

# \$499,999 - 232 Comeau Crescent, Fort McMurray

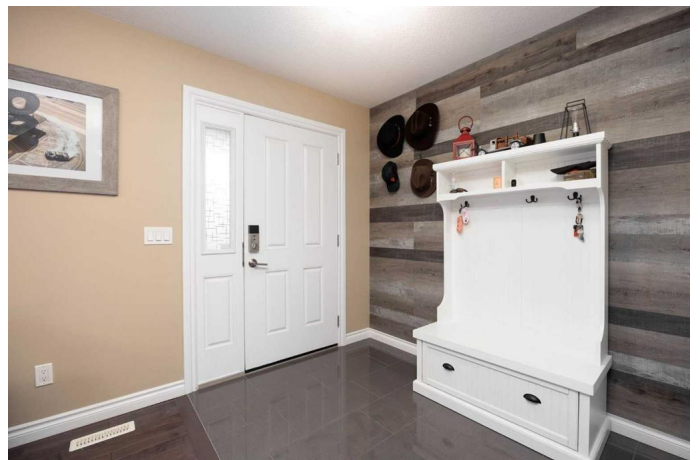
MLS® #A2203565

**\$499,999**

4 Bedroom, 4.00 Bathroom, 1,461 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

INCREDIBLE NEW PRICE, !! 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!

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203565    |
| Price          | \$499,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,461       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 232 Comeau Crescent |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0Z8             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Stone Counters  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard, Dog Run         |
| Lot Description   | Back Lane                     |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Concrete, Vinyl Siding |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 49               |
| Zoning         | ND               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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