

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

MLS® #A2203565

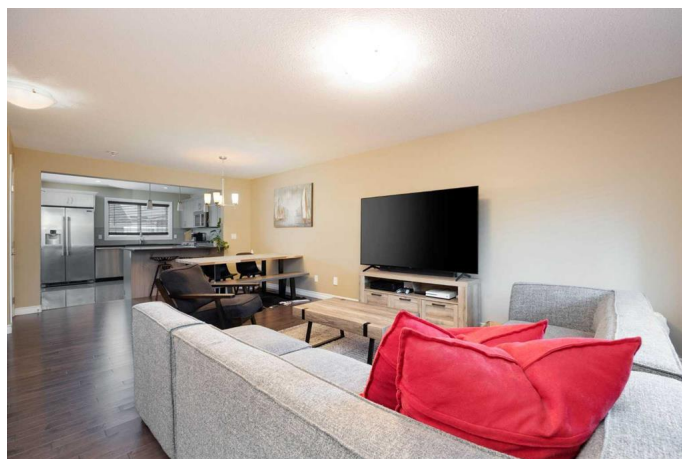
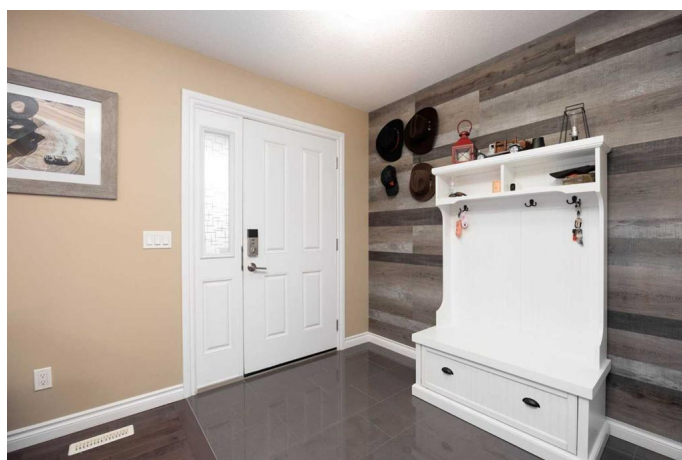
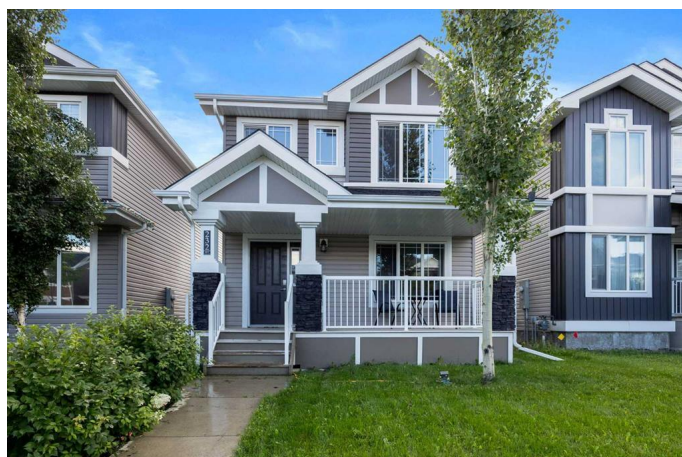
**\$499,999**

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	47
Zoning	ND

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.