# \$635,000 - 101 Comeau Crescent, Fort McMurray

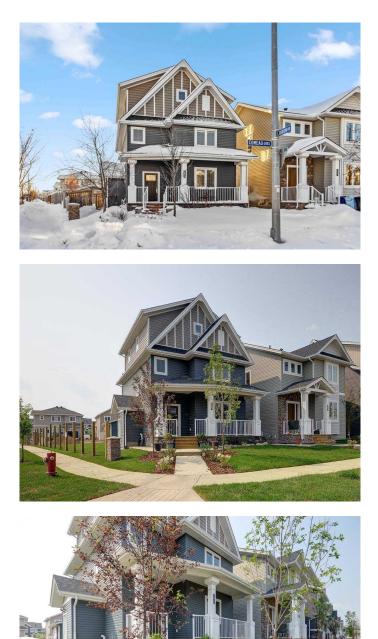
MLS® #A2210468

#### \$635,000

6 Bedroom, 5.00 Bathroom, 2,225 sqft Residential on 0.12 Acres

Parsons North, Fort McMurray, Alberta

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 fireplaceâ€"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!

Built in 2013

#### **Essential Information**

MLS® #	A2210468
Price	\$635,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,225
Acres	0.12
Year Built	2013
Туре	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address 101 Comeau Crescent

Subdivision City County Province Postal Code	Parsons North Fort McMurray Wood Buffalo Alberta T9K 2X7	
Amenities		
Parking Spaces Parking # of Garages	5 Double Garage Detached, Off Street, Parking Pad, RV Access/Parking 2	
Interior		
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Central Vacuum, Tankless Hot Water, Wired for Sound	
Appliances	Central Air Conditioner, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Has Basement	Yes	
Basement	Full, Suite, Exterior Entry	
Exterior		
Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage	
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Private	
Roof	Asphalt Shingle	
Construction	Concrete, Vinyl Siding, Wood Frame	
Foundation	Poured Concrete	
Additional Information		
Date Listed	April 10th, 2025	
Days on Market	20	
Zoning	ND	

## Listing Details

Listing Office EXP REALTY

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