

# \$589,900 - 240 Comeau Crescent, Fort McMurray

MLS® #A2237435

**\$589,900**

6 Bedroom, 5.00 Bathroom, 2,007 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

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!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237435    |
| Price          | \$589,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,007       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 240 Comeau Crescent |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |

|             |              |
|-------------|--------------|
| County      | Wood Buffalo |
| Province    | Alberta      |
| Postal Code | T9K 2X8      |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked                                                                                    |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                            |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 49             |
| Zoning         | ND             |

### Listing Details

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

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