

\$589,888 - 216 Comeau Crescent, Fort McMurray

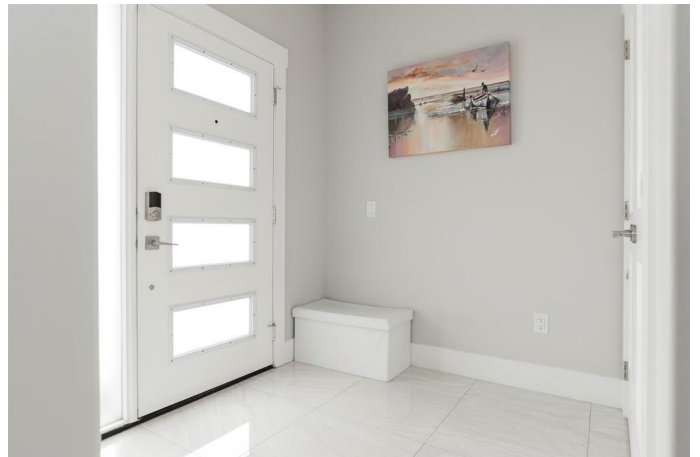
MLS® #A2240550

\$589,888

6 Bedroom, 4.00 Bathroom, 1,829 sqft
Residential on 0.08 Acres

Parsons North, Fort McMurray, Alberta

QUALITY 2019 BUILD WITH OVER 2600 SQ FT OF LIVING SPACE, 2 BEDROOM LEGAL SUITE, 9FT CEILINGS ON ALL LEVELS, HIGH END FINISHINGS, GRANITE COUNTERTOPS, 24X24 MARBLE TILE. DON'T LET THE EXTERIOR OF THIS HOME FOOL YOU, THIS RARE FIND HOME HAS TONS OF SPACE WITH 4 BEDROOMS UP AND 2 DOWN, GIVING YOU A 6 BEDROOM 4 BATHROOM HOME WITH A RECENTLY BUILT DETACHED HEATED 22X24 GARAGE. This impressive layout and MODERN Finishings will make you want to make 216 Comeau Crescent your home. Enter into a large front foyer with stunning 24x24 polished tile floors and 9ft ceilings and pot lighting throughout, that guides you to an amazing main level with FRONT OFFICE OR 4TH BEDROOM with a closet. The OPEN-CONCEPT living area features a dream kitchen with antique white cabinets that go to the ceiling. There are GRANITE COUNTERTOPS, MASSIVE ISLAND WITH EAT UP BREAKFAST BAR, PANTRY, BUILT-IN STAINLESS APPLIANCES. This level continues with HARDWOOD FLOORS, large dining room and a bright Great room with a tiled face GAS FIREPLACE. Take the staircase to your upper level featuring UPPER LEVEL LAUNDRY ROOM, 3 bedrooms all with CUSTOM BLACK OUT BLINDS, PRIMARY BEDROOM OFFERING A LARGE WALK IN CLOSET WITH BUILT IN ORGANIZERS, a stunning 5 pc ENSUITE with DOUBLE SINKS,



GRANITE COUNTERTOPS, AND 24X24 POLISHED TILE FLOORS. The Main 4 pc bathroom is also complete with the same quality finishing's. The Lower Level has the opportunity for A HUGE MORTGAGE HELPER that would easily cover half your costs, and with rents on the rise and very few basement suites available, you will have no trouble renting this amazing space. SEPARATE ENTRANCE TO A PROFESSIONALLY DEVELOPED 2 BEDROOM LEGAL SUITE WITH 9FT CEILINGS, all the same quality finishing's as upstairs. The full kitchen has white cabinets with granite countertops, 2 great-sized bedrooms, family room and full bathroom. In addition to all these fantastic features this home is complete with CENTRAL AIR CONDITIONING, ROUGHED IN FOR CENTRAL VAC, REMAINING NEW HOME WARRANTY, ADDITIONAL PARKING BESIDE GARAGE FOR A SMALL CAR, FULLY LANDSCAPED YARD AND DECK WITH GAS BBQ HOOKUP. Perfectly located in North Parsons, in walking distance to parks, walking trails, and quick access to bus routes and highway 63 overpass. Call today for your personal tour!

Built in 2019

Essential Information

MLS® #	A2240550
Price	\$589,888
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.08
Year Built	2019

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	216 Comeau Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2X6

Amenities

Parking Spaces	2
Parking	Driveway, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Vinyl Windows, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Garage Control(s), Other, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry, Tile
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	84
Zoning	ND

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.