



**240 Comeau Crescent  
Fort McMurray, Alberta**

**MLS # A2300126**



**\$575,000**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** BASEMENT: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER AND DRYER.

Welcome to 240 Comeau Crescent, a spacious three storey home offering 2,037 sq ft of above grade living space plus a legal basement suite, ideally located in a growing and highly convenient area close to trails, schools, playgrounds, and the future site of the new Walmart. Owned by the original owner since it was built in 2014, this property offers a functional layout with plenty of room to grow and adapt to your needs. The main level features an open concept living space with luxury vinyl plank flooring in the living room, a gas fireplace, and large windows that bring in natural light. The kitchen is finished with rich wood cabinetry, granite countertops, stainless steel appliances, tile flooring, and a pantry for added storage. A two piece bathroom and access to the rear entry complete this level. The second floor offers three bedrooms, including a primary suite with a walk in closet and private ensuite. A full four piece bathroom and the convenience of upstairs laundry make this level ideal for everyday living. The third floor adds even more flexibility with two additional bedrooms and another full bathroom, creating the perfect setup for larger families, guests, or dedicated work and hobby spaces. The basement features a one bedroom legal suite with a separate entrance, offering excellent potential for rental income or extended family living with a full kitchen and separate laundry. Outside, the home includes a covered front deck, a detached garage, and additional parking in front of the garage with space for up to three vehicles. Located in a family friendly area with parks, a splash park, skate park, and walking trails all nearby, along with quick access to shopping and major routes, 240 Comeau Crescent offers space, functionality, and a location that is highly sought after. Schedule your private showing today to explore everything this home has to offer.