



GRASSROOTS

REALTY GROUP

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**132 Comeau Crescent
Fort McMurray, Alberta**

MLS # A2303601



\$625,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Parsons North | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,139 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Standard S | | |

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|--------------------|-----------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 2 mail key, 2 house keys, shelves in garage, garage heater, wine fridge x2, built in speakers and receiver, hot tub as is, hammock, front entry console table and art work. Basement: fridge, stove, washer and dryer, microwave, dishwasher. Furniture negotiable: couches, bar stools, beds, night stands and dresser, coffee table, tv's x2.

Open House Saturday, May 2nd 11:30am-1:30pm | Welcome to 132 Comeau Crescent, a one of a kind three storey home lovingly owned and curated by its original owners since 2013. With a bold front door, an enviable covered front step, a hammock included to enjoy the shade of the tree, and charming homes lining the street, this one is truly unlike anything else on the market. Every detail has been chosen with intention, and the energy here is something you have to experience in person. Step inside and feel it immediately. Engineered hardwood floors, crown moulding, new lighting installed in 2025, built-in speakers, and dimmable lights throughout create a warm and curated atmosphere. The living area centres around a Napoleon gas fireplace framed by a stunning green feature wall with green rocks nestled inside, grounded and earthy, while three large windows flood the space with natural light. The kitchen earns its place as the heart of the home with granite countertops, a gas burner, wine fridge, built-in wine rack, tile backsplash, under cabinet lighting, corner pantry, slide-out garbage, and an island with a prep sink and microwave. A built-in entry bench and central vacuum and clever under-staircase storage round out a main floor designed with real life in mind. At the back of the main level, a stunning barn door closes off the laundry and two-piece powder room, both freshly painted with crown moulding, offering an aesthetic and seamless way to disconnect the two spaces from the rest of the home. Upstairs, the king-sized primary features blackout blinds, boho beaded lighting, and an ensuite with an oversized rain shower, heat lamp, and water closet. Two additional bedrooms and a four-piece rain shower bathroom complete the second floor. The top floor is where the fun lives. A wet bar, wine fridge, pool table, four-piece bathroom, and hardwood floors make this

an entertainers dream, equally suited as a games room, lounge, or expansive primary retreat. The legal two-bedroom basement suite is self-contained, soundproofed, and heated with in-floor heat, offering a low maintenance income stream for the next owner. Outside, stamped concrete, a fire pit, and a hot tub sold as is create a low maintenance backyard built for enjoyment. The detached heated 20x22 garage was raised eight inches and fitted with weeping tile and drainage, with shelving included and additional parking alongside. A bus stop, walking trails, and the green belt are all just ninety seconds from your front door, making this an ideal location for commuters and outdoor enthusiasts alike. 132 Comeau Crescent is alive with character, income potential, and a vibe that is entirely its own. Come see it for yourself.