

# \$615,000 - 240 Comeau Crescent, Fort McMurray

MLS® #A2219515

**\$615,000**

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 and a Garage 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 â€” ideal for entertaining or relaxing outdoors. A 23â€™ x 17â€™ 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® #	A2219515
Price	\$615,000
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	May 8th, 2025
Days on Market	2
Zoning	ND

### Listing Details

Listing Office	EXP REALTY
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