

**240 Comeau Crescent
Fort McMurray, Alberta****MLS # A2237435****\$589,900**

Division:	Parsons North		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,007 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Main: Fridge, Stove, Dishwasher, Washer & Dryer, Microwave Basement: Fridge, Stove, Stacked Washer Dryer, Microwave, Dishwasher Other: window coverings

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!