

# \$480,000 - 112 Comeau Crescent, Fort McMurray

MLS® #A2176277

**\$480,000**

4 Bedroom, 4.00 Bathroom, 1,774 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

CALLING ALL BUYERS, welcome to 112 Comeau cres! located in the heart of parsons north, this property offers 4 bedrooms 3 1/2 bathrooms this beautiful property has a Separate Entrance with a 1 bedroom suite in the basement! Features include large foyer, living room/flex room, open kitchen great room with island eating bar, walk in pantry, full stainless kitchen appliance, glass tile backsplash, dining nook that opens into the family room . On the 2nd floor you'll find a large master bedroom with bay window, huge walk in closet and ensuite with double shower. 2 more generous bedrooms a full bath and laundry complete this floor, fully fenced big backyard located near walking trails, school, transportation and so much more! call today for a personal tour!

Built in 2013

## Essential Information

MLS® #	A2176277
Price	\$480,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774
Acres	0.09
Year Built	2013



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	112 Comeau Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9k 2x7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Central Vacuum, Walk-In Closet(s), Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

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

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	127

Zoning ND

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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