

\$559,900 - 129 Coniker Crescent, Fort McMurray

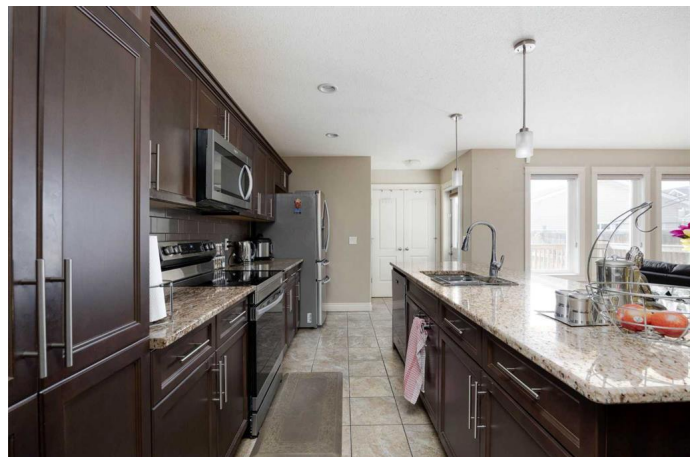
MLS® #A2209586

\$559,900

5 Bedroom, 4.00 Bathroom, 1,809 sqft
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

The perfect blend of family living and investment potential! This beautifully maintained 2-storey home offers the space, functionality, and flexibility that today's savvy buyer is looking for - whether you are a growing family or an investor seeking a property that works double-duty. Ideally located in the vibrant community of Parson's Creek, close to schools, parks, walking trails, and quick access to site and amenities, this home features a fully fenced backyard and a double detached heated garage with alley access, insulation, and built-in storage - perfect for parking, projects, or extra gear. On the main floor, you will find a bright and spacious layout with hardwood floors, a dedicated office with large window and hardwood floors, and an open-concept kitchen, dining area, and living room complete with a gas fireplace for cozy nights in. The kitchen is a chef's delight, with granite countertops, stainless steel appliances (dishwasher is 1 year old, stove and microwave are 2 years old), a large pantry, island with breakfast bar, pot lights, and a sleek modern backsplash. There is also a large front walk-in coat closet and a convenient half bathroom on the main floor, along with access to the deck and backyard - perfect for entertaining. Upstairs, enjoy a bonus room flooded with natural light, a laundry room with built-in shelving, a full bathroom with granite counters, tile floors, and a tub/shower combo, plus 3 bedrooms



including a large primary retreat with a walk-in closet (built-in shelving) and a private ensuite with granite counters, tile floors, and a tub/shower combo. The legal 2-bedroom basement suite is a major value-add, complete with its own separate entrance, full kitchen with stainless steel appliances, laminate flooring, spacious bedrooms, separate laundry, and a huge walk-in coat closet - perfect for extended family, guests, or tenants. Whether you are looking to generate rental income, house a multi-generational household, or just want room to grow, this property offers unmatched versatility. Immediate possession available for the upstairs if the buyer assumes the current basement tenant (on a fixed lease until September 30, 2025). With charm, income potential, and room to thrive, this one is not to be missed!

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209586 |
| Price | \$559,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,809 |
| Acres | 0.09 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 129 Coniker Crescent |
| Subdivision | Parsons North |

| | |
|-------------|---------------|
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0Y4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Garage Faces Rear, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bidet |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 12 |
| Zoning | ND |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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