

\$549,000 - 129 Coniker Crescent, Fort McMurray

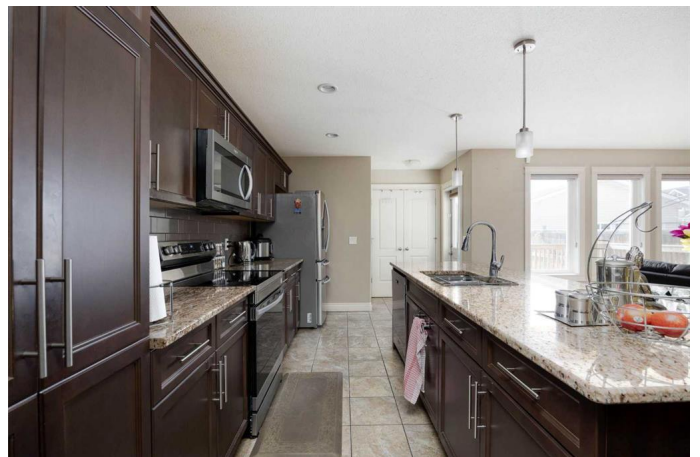
MLS® #A2209586

\$549,000

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, skate park, spray park, and quick access to site and amenities, this home features a fully fenced backyard and a double detached heated garage with alley access (gate next to the garage leads to another parking stall on the property for a small car, trailer, motorcycle, etc.), 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	\$549,000
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	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bidet, Separate Entrance
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	35
Zoning	ND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.