

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

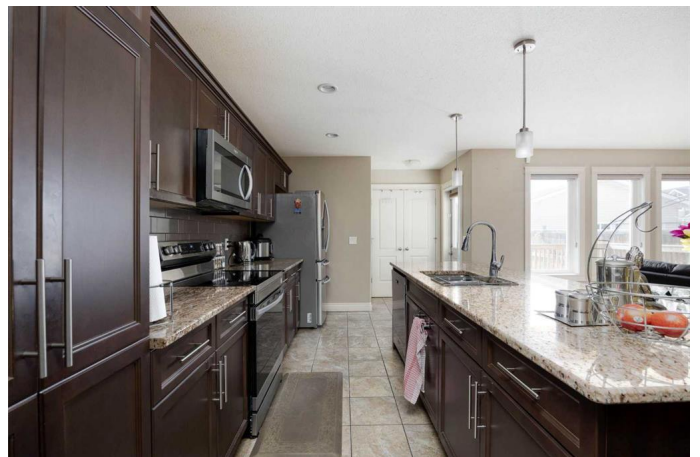
MLS® #A2209586

**\$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 | 39               |
| Zoning         | ND               |

### **Listing Details**

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

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