

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

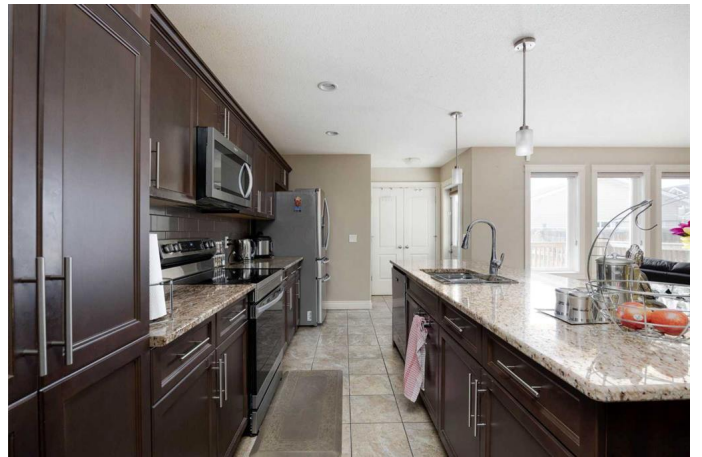
MLS® #A2209586

**\$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	10
Zoning	ND

### **Listing Details**

Listing Office	RE/MAX First
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