# \$529,900 - 176 Coniker Crescent, Fort McMurray

MLS® #A2207216

## \$529,900

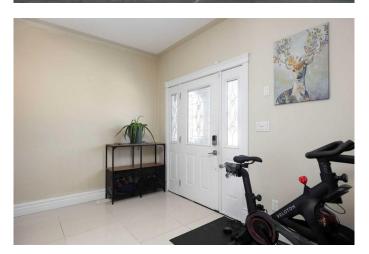
5 Bedroom, 4.00 Bathroom, 1,753 sqft Residential on 0.08 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 176 Coniker Crescent! This 5 Bed, 4 bath home has so much to offer the SAVVY Buyer! From the moment you step into the SPACIOUS FOYER, you will FALL IN LOVE with the tons of natural light, large windows and rich dark hardwood floor and gleaming tile floor! The kitchen is PERFECT for the Chef in the family with the BIG Island, Quartz Countertops, Walk in Pantry for lots of storage and S/S Appliances. The eat in kitchen also features a nook for a gathering center for family and friends with a 2nd FAMILY ROOM and GARDEN Door Leading to a MAINTENANCE FREE Dura Deck. The 2nd floor features 3 good size bedrooms with the master having its own PRIVATE Retreat with BIG Walk in Closet, Ensuite Bath and Sitting area Nook. There is a common bath & the convenience of laundry. The basement is FULLY Developed with SEPARATE Entrance to a FURNISHED LEGAL 2 bedroom, bath Suite, generating income to help pay your mortgage! Out back is rear alley parking with room for at least 3 vehicles and potential to build your DREAM Garage! Out front you will LOVE the maintenance free lawn, with ARTIFICIAL GRASS! The FENCED yard is PERFECT for the kids and pets. If you are looking for a home that is in a newer neighborhood, PARSONS NORTH, near SKATE Park, Schools, Bus Route, trails and more, then LOOK NO FURTHER! Bonus A/C for those hot summer days! Call Now to book your showing.







## **Essential Information**

MLS® # A2207216 Price \$529,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,753 Acres 0.08 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 176 Coniker Crescent

Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5Y2

#### **Amenities**

Parking Spaces 3

Parking Off Street

#### Interior

Interior Features Kitchen Island, Separate Entrance, Stone Counters, Sump Pump(s)
Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Electric, Floor Furnace

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, City Lot, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market

Zoning ND

# **Listing Details**

Listing Office RE/MAX Connect

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