

# \$499,888 - 176 Coniker Crescent, Fort McMurray

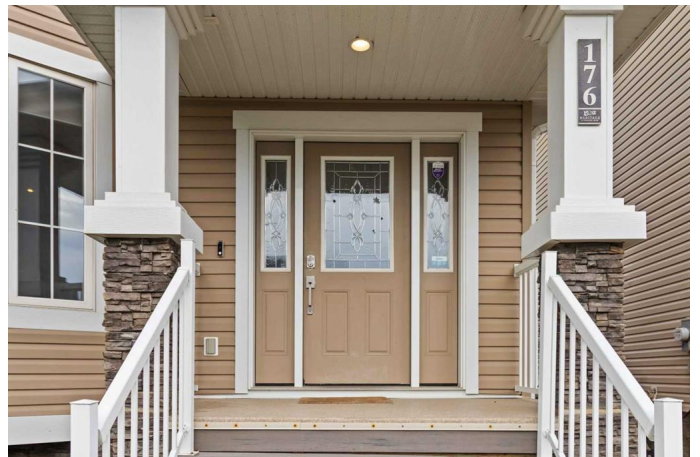
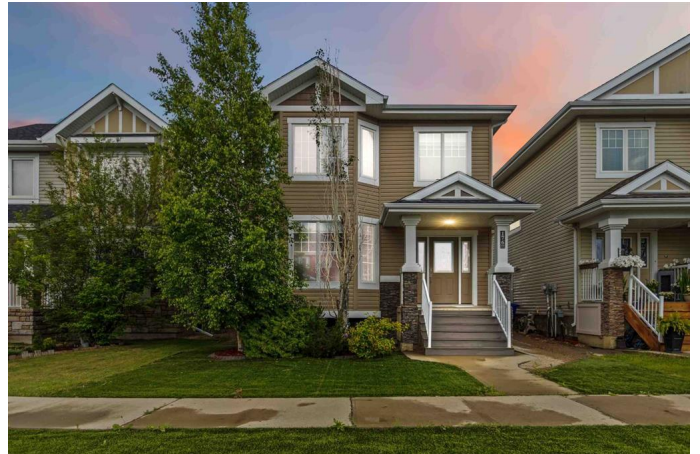
MLS® #A2234648

**\$499,888**

5 Bedroom, 4.00 Bathroom, 1,744 sqft  
Residential on 0.08 Acres

Parsons North, Fort McMurray, Alberta

GORGEOUS MOVE IN READY 2 STOREY HOME LOCATED IN NORTH PARSONS, WITH A 2 BEDROOM LEGAL SUITE, 9FT CEILINGS AND LUXURY FINISHES TOP TO BOTTOM, NO CARPET, MAINTENANCE FREE YARD AND ROOM TO BUILD A DETACHED GARAGE PENDING RMWB APPROVAL.. This home is ready for immediate occupancy and offers all the quality finishes you are looking for in a home and offers a fantastic mortgage helper to offset your monthly costs. This home is situated a fully fenced with maintenance-free landscaping yard that includes artificial turf at the front of the home. In addition, you have a large deck with a built-in gazebo, plus 3 car parking. There is also room to build a detached garage which could be combined into your mortgage on a purchase plus improvements through your lender, many banks offer this program to fund the costs to build a garage built right into your mortgage. The interior of this home offers over 2500 sq ft of living space with a fantastic design and floor plan. The main level of this home features hardwood floors. You step into a large front foyer that leads to your front great room. The home continues with a spacious kitchen featuring quartz counter tops, large island, eat-up breakfast bar, pantry, tile floors and stainless steel appliances. Overlooking the kitchen you have a 2nd living room and dining room with garden doors leading to your back deck and yard. The upper level offers 3 generous sized bedrooms. The primary



bedroom features a walk-in closet and full ensuite with a jetted tub. In addition the upper level features another 4 pc bathroom and a laundry room. The fully finished basement with a 2-bedroom legal suite offers the continued 9ft ceilings, laminate floors, full kitchen and in suite laundry room. Other great features of this home include, central a/c, large windows throughout the home giving it tons of natural light throughout, and perfectly located in Fort McMurray's newest subdivision North Parsons, with schools, parks, trails, and quick access to bus stops, and soon to be home to the future Walmart in 2026. Call today for your personal tour.

Built in 2012

### **Essential Information**

MLS® #	A2234648
Price	\$499,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
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	T9K 0Y3

## Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	47
Zoning	ND

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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