

# \$520,000 - 176 Coniker Crescent, Fort McMurray

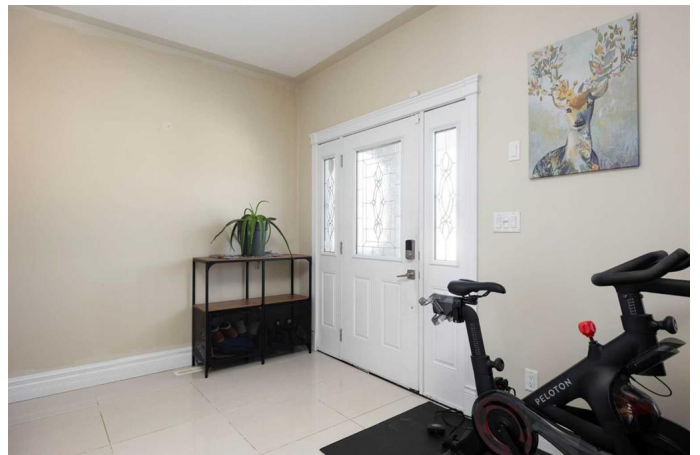
MLS® #A2207216

**\$520,000**

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.



Built in 2012

## Essential Information

MLS® #	A2207216
Price	\$520,000
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, Sump Pump(s), Stone Counters
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Electric, Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	44
Zoning	ND

### **Listing Details**

Listing Office	RE/MAX Connect
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