



THE A-TEAM

RE/MAX FIRST

141 CONIKER Crescent, Fort McMurray T9K 0Y4

MLS@#: A2165394 Area: Parsons North Listing Date: 09/12/24 List Price: \$569,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Fort McMurray Year Built: 2012 Lot Sz Ar: 3,826 sqft Lot Shape:
Finished Floor Area Abv Sqft: 1,792 Low Sqft: Ttl Sqft: 1,792

DOM

7 Layout Beds: 5 (3 2) Baths: 3.5 (3 1) Style: 2 Storey

Parking

Ttl Park: 4 Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, City Lot, Few Trees Park Feat: Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Rear

Utilities and Features

Roof: Shingle Heating: Fireplace(s), Floor Furnace, Forced Air Sewer: Ext Feat: Other

Construction: Concrete, Vinyl Siding, Wood Frame Flooring: Carpet, Ceramic Tile, Hardwood Water Source: Fnd/Bsmt: Poured Concrete

Kitchen Appl: See Remarks Int Feat: Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Living Room, Dining Room, Bedroom, Kitchen With Eating Area across different levels (Second, Main, Basement).

Bedroom

Basement

11`0" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1220224

Zoning:
ND

Remarks

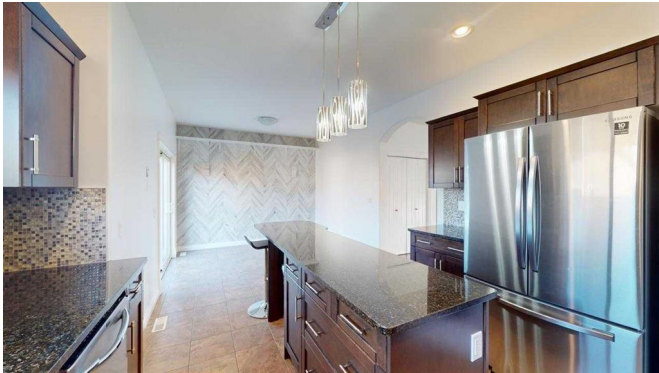
Pub Rmks: **Welcome Home! Tucked away in Parsons Creek North, this gorgeous home is move in ready with fresh paint throughout. The spacious entrance welcome you home boasting a large coat closet and leads to the living room/dining room with rich hardwood flooring and gas fire place. The eat-in kitchen offers tons of cabinet and counter space, featuring granite counter tops and a walk-in pantry. Conveniently located on this level is the half bathroom/laundry room. Upstairs, you will fall in love with oversized primary bedroom with walk-in closet and 4 piece bathroom, a true oasis. Down the hall are 2 more good sized bedrooms and the main 4 piece bathroom. And don't forget about the Bonus Room, perfect for a playroom or office. In the basement you will find the legal suite with 2 bedrooms, one 4 piece bathroom, open concept living room and eat-in kitchen plus it's own laundry room. Outside, the fenced and landscaped yard offers, not one, but TWO decks! The double detached heated garage is perfect place for all your projects and you won't have to worry about parking with 2 more spaces for your vehicles. As an added bonus, this house comes with central air and a gas BBQ hook up! Title insurance in lieu of a real property report.**

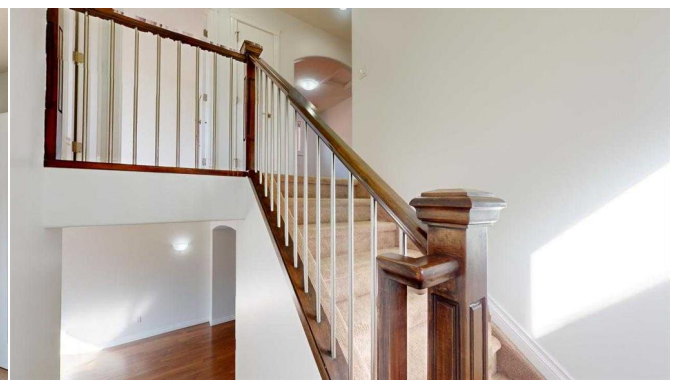
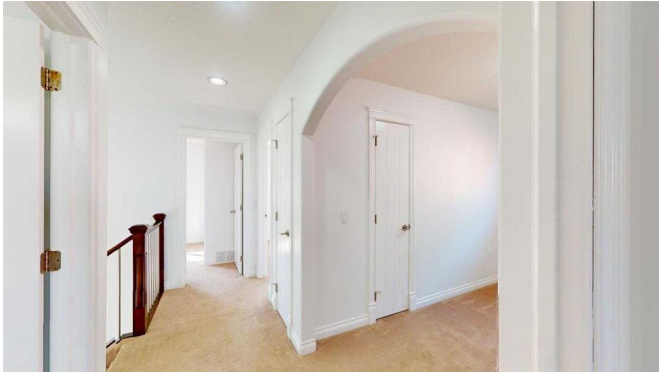
Inclusions: **Fridge (2), Stove (2), Dishwasher, Microwave (2), Washer (2), Dryer (2), Garage Door Opener with 2 Remotes, TV Mounts (3), Garage Heater, Window Coverings**

Property Listed By: **PEOPLE 1st REALTY**

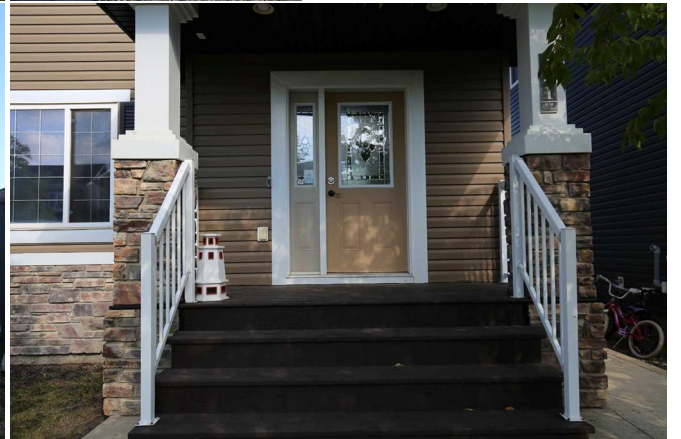
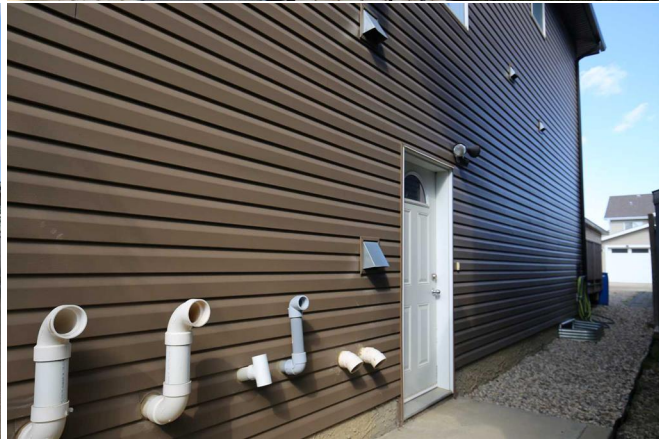
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

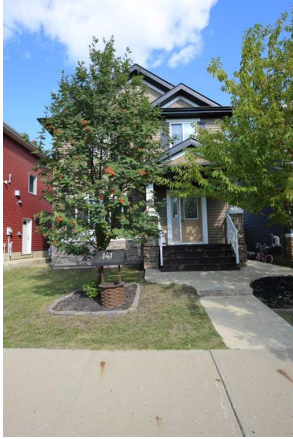












GROSS INTERNAL AREA:
 FLOOR 1 811 sq.ft. FLOOR 2 845 sq.ft. FLOOR 3 860 sq.ft.
 TOTAL : 2,516 sq.ft.
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