



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: **\$555,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 16-Oct** Association: **Fort McMurray**



General Information

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

DOM

82
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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second		4pc Bathroom	Second	
4pc Bathroom	Basement		2pc Bathroom	Main	
Living Room	Main	16`5" x 12`7"	Entrance	Main	8`11" x 6`0"
Dining Room	Main	17`7" x 10`2"	Eat in Kitchen	Main	23`4" x 12`3"
Bedroom - Primary	Second	14`7" x 15`3"	Bedroom	Second	12`10" x 9`3"
Bedroom	Second	10`4" x 11`9"	Bonus Room	Second	10`4" x 8`0"
Kitchen With Eating Area	Basement	13`7" x 23`8"	Bedroom	Basement	11`1" x 12`0"

Bedroom	Basement	11`0" x 14`3"	Legal/Tax/Financial
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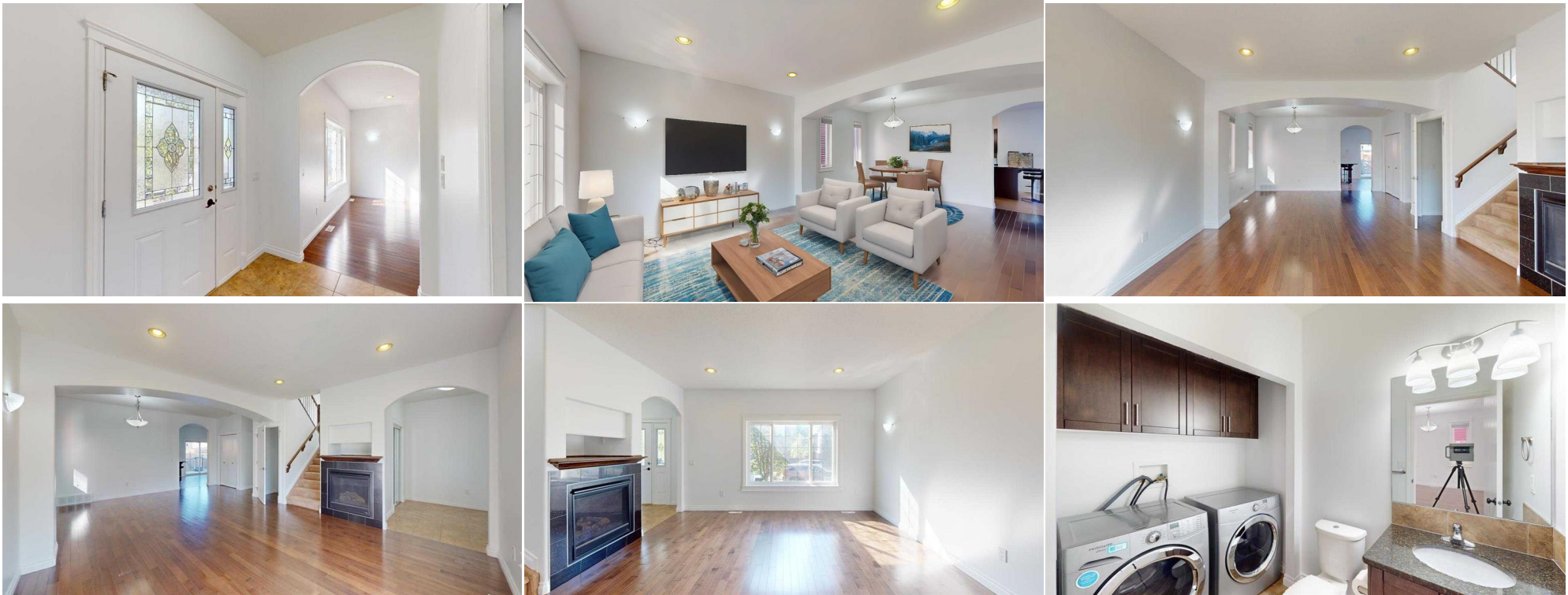
Title: Fee Simple	Zoning: ND
Legal Desc: 1220224	Remarks

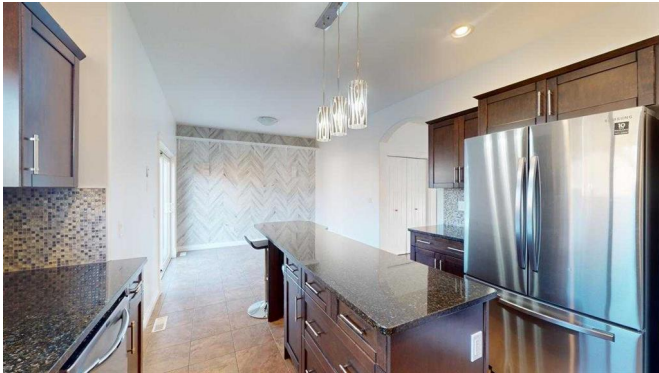
Pub Rmks: **Welcome Home! Tucked away in Parsons Creek North, this gorgeous home is move in ready with fresh paint throughout. The spacious entrance welcome you home boasting a large coat closet and leads to the living room/dining room with rich hardwood flooring and gas fire place. The eat-in kitchen 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.**

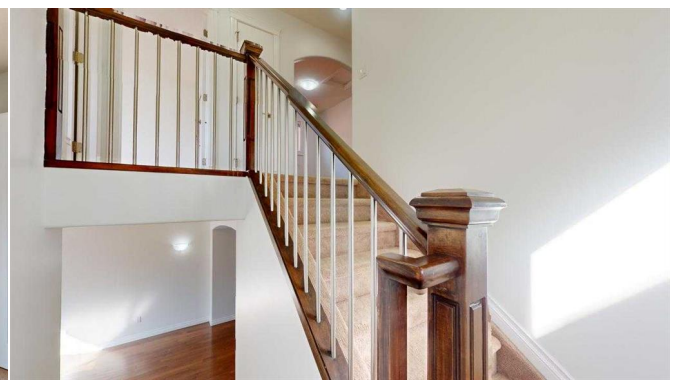
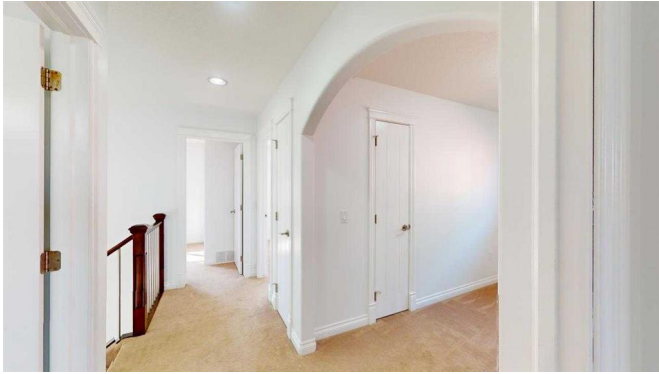
Inclusions: **Fridge (2), Stove (2), Dishwasher, Microwave (2), Washer (2), Dryer (2), Garage Door Opener with 2 Remotes, TV Mounts (3), Garage Heater, Window Coverings**

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

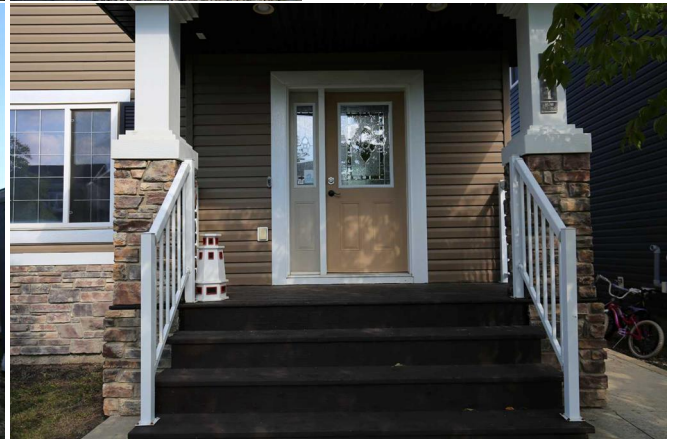
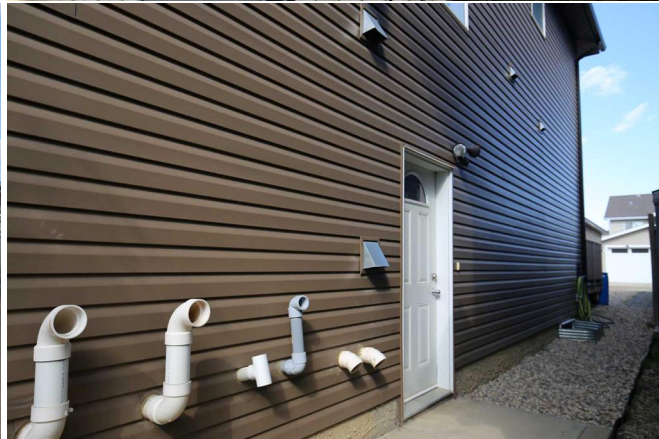
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

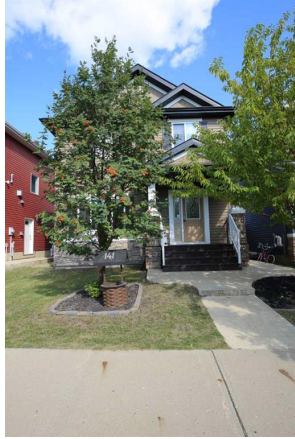












FLOOR 1

FLOOR 2

FLOOR 3

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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