



THE
A-TEAM

**RE/MAX
FIRST**

176 CONIKER Crescent, Fort McMurray T9H 5Y2

MLS®#: **A2207216**

Area: **Parsons North**

Listing Date: **04/03/25**

List Price: **\$520,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Lot Sz Ar:

3,658 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,753

Low Sqft:

Ttl Sqft:

1,753

DOM

58

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Landscaped,Low Maintenance Landscape
Off Street**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Electric,Floor Furnace,Forced Air,Natural Gas

Sewer:

Public Sewer

Ext Feat:

Private Yard

Construction:

Mixed

Flooring:

Carpet,Laminate,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,Separate Entrance,Stone Counters,Sump Pump(s)

Utilities:

Room Information

Room

Level

Dimensions

4pc Ensuite bath

Upper

0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Family Room

Main

13`9" x 13`0"

Breakfast Nook

Main

8`5" x 10`10"

Room

Level

Dimensions

2pc Bathroom

Main

0`0" x 0`0"

4pc Bathroom

Suite

0`0" x 0`0"

Great Room

Main

19`9" x 13`10"

Kitchen

Main

11`4" x 10`10"

Bedroom	Upper	11`0" x 10`0"	Bedroom	Upper	10`11" x 10`10"
Bedroom - Primary	Upper	15`0" x 12`0"	Other	Upper	6`0" x 8`0"
Living/Dining Room Combination	Suite	14`6" x 13`0"	Bedroom	Suite	10`11" x 10`10"
Bedroom	Suite	10`10" x 10`11"			
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		ND	
Legal Desc:	1220224		Remarks

Pub Rmks:	<p>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.</p>
Inclusions:	Fridge, stove, dishwasher, washer/dryer, all window blinds
Property Listed By:	RE/MAX Connect

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









