



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 CONIKER Crescent, Fort McMurray T9K 0Y4**

MLS® #: **A2209586**

Area: **Parsons North**

Listing Date: **04/10/25**

List Price: **\$559,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**3,758 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,808**

Low Sqft:

Ttl Sqft:

**1,808**

DOM

**29**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Bidet, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Title:			Zoning:		
<b>Fee Simple</b>			<b>ND</b>		
Legal Desc:	<b>1220223</b>		<u>Remarks</u>		

Pub Rmks: **The perfect blend of family living and investment potential! This beautifully maintained 2-storey home offers the space, functionality, and flexibility that today's**

savvy buyer is looking for - whether you are a growing family or an investor seeking a property that works double-duty. Ideally located in the vibrant community of Parson's Creek, close to schools, parks, walking trails, skate park, spray park, and quick access to site and amenities, this home features a fully fenced backyard and a double detached heated garage with alley access (gate next to the garage leads to another parking stall on the property for a small car, trailer, motorcycle, etc.), insulation, and built-in storage - perfect for parking, projects, or extra gear. On the main floor, you will find a bright and spacious layout with hardwood floors, a dedicated office with large window and hardwood floors, and an open-concept kitchen, dining area, and living room complete with a gas fireplace for cozy nights in. The kitchen is a chef's delight, with granite countertops, stainless steel appliances (dishwasher is 1 year old, stove and microwave are 2 years old), a large pantry, island with breakfast bar, pot lights, and a sleek modern backsplash. There is also a large front walk-in coat closet and a convenient half bathroom on the main floor, along with access to the deck and backyard - perfect for entertaining. Upstairs, enjoy a bonus room flooded with natural light, a laundry room with built-in shelving, a full bathroom with granite counters, tile floors, and a tub/shower combo, plus 3 bedrooms including a large primary retreat with a walk-in closet (built-in shelving) and a private ensuite with granite counters, tile floors, and a tub/shower combo. The legal 2-bedroom basement suite is a major value-add, complete with its own separate entrance, full kitchen with stainless steel appliances, laminate flooring, spacious bedrooms, separate laundry, and a huge walk-in coat closet - perfect for extended family, guests, or tenants. Whether you are looking to generate rental income, house a multi-generational household, or just want room to grow, this property offers unmatched versatility. Immediate possession available for the upstairs if the buyer assumes the current basement tenant (on a fixed lease until September 30, 2025). With charm, income potential, and room to thrive, this one is not to be missed!

Inclusions:

Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, TV wall mount in living room, air conditioner, alarm system/equipment with contract negotiable, shelving in garage, garage heater; basement: fridge, stove, microwave, washer & dryer, TV with wall mount, table & 4 chairs, 2 bed frames with mattresses, 1 computer desk with 1 chair, couch, 1 bedside table, basement fully furnished  
RE/MAX First

Property Listed By:

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



















