



THE
A-TEAM

**RE/MAX
FIRST**

129 CONIKER Crescent, Fort McMurray T9K0Y4

MLS® #: **A2229184**

Area: **Parsons North**

Listing Date: **06/09/25**

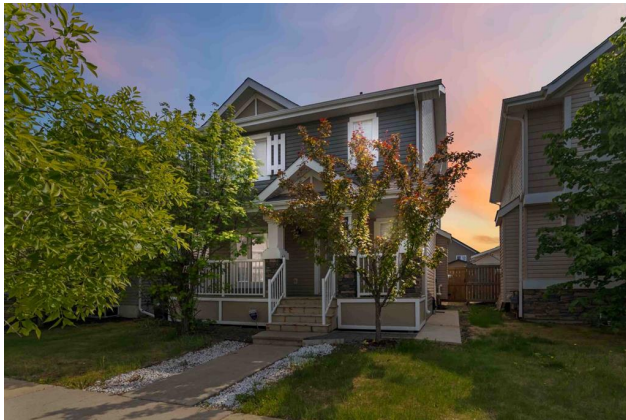
List Price: **\$539,900**

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

Finished Floor Area

Lot Sz Ar:

3,758 sqft

Lot Shape:

Abv Sqft:

1,803

Low Sqft:

Ttl Sqft:

1,803

DOM

0

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Interior Lot,Rectangular Lot
Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title:		Zoning:
Fee Simple		ND
Legal Desc:	1220223	

Remarks

Pub Rmks: **Welcome to 129 Coniker Crescent, a thoughtfully maintained 2-storey gem offering both comfortable family living and exceptional income potential. Perfectly**

positioned in the desirable Parsons Creek neighbourhood, this home is just minutes from schools, parks, scenic trails, a skate park, spray park, and offers quick access to local amenities and work sites. Step inside to discover a bright and inviting main floor that blends style and practicality. Gleaming hardwood floors lead you through a spacious layout featuring a private front office with natural light, a generous living room with a cozy gas fireplace, and an elegant dining area. The modern kitchen is equipped with granite countertops, stainless steel appliances (including newer dishwasher, stove, and microwave), a central island with breakfast bar, sleek backsplash, and a large pantry—an ideal setup for home cooks and entertainers alike. A roomy front closet and convenient 2-piece powder room complete this level, along with direct access to the deck and fully fenced backyard for entertaining guests. Upstairs, you'll find a sunny bonus room, a full bathroom with stylish tile and granite finishes, and a functional laundry area with built-in storage. The highlight is the spacious primary bedroom featuring a walk-in closet with custom shelving and a private ensuite with a tub/shower combo. Two additional well-sized bedrooms complete the upper floor. Adding significant value is the fully legal 2-bedroom basement suite with a separate entrance. This space includes a modern kitchen with stainless steel appliances, laminate flooring, its own laundry setup, and generously sized bedrooms—ideal for tenants, extended family, or guests. A massive walk-in closet offers great storage for the lower level. The exterior is equally impressive, with a double detached heated and insulated garage with built-in shelving, plus additional gated space- perfect for small car or motorcycle parking. Whether you're a growing family, a smart investor, or someone who needs multi-generational space, this property delivers flexibility, comfort, and financial upside. Upstairs is available for immediate possession if the new owner agrees to assume the basement tenant (lease in place until Sept 30, 2025). Don't miss this rare opportunity to own a home that truly works for you—inside and out!

Inclusions:

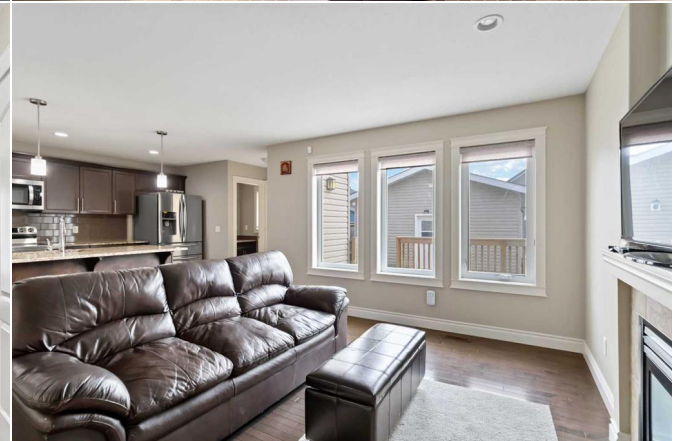
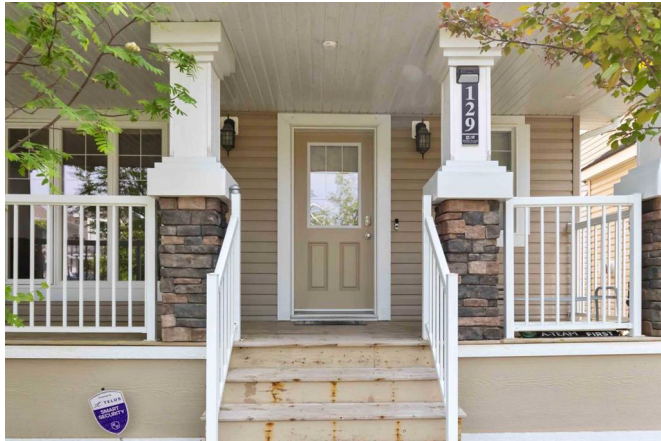
all window coverings, garage opener & 2 remotes, TV wall mount in living room, air conditioner, alarm system/equipment with contract negotiable, shelving in garage, garage heater; basement: fridge, stove, microwave, washer & dryer, Basement Furniture Negotiable: TV with wall mount, table & 4 chairs,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

Property Listed By:

Century 21 Quantum Realty

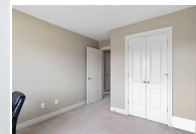
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













ABOVE GRADE
MAIN LEVEL : 887 SQFT / 82 SQM
SECOND LEVEL : 914 SQFT / 85 SQM
TOTAL AREA : 1,803 SQFT / 168 SQM
BELOW GRADE
BASEMENT : 752 SQFT / 70 SQM
GARAGE : 554 SQFT / 51 SQM

ROOM MEASUREMENTS

MAIN LEVEL
LIVING ROOM : 14'2" x 13'1"
DINING ROOM : 8'4" x 14'5"
KITCHEN : 15'6" x 9'11"
STUDY : 9'4" x 11'11"
FOYER : 9'8" x 6'0"

SECOND LEVEL
PRIMARY BEDROOM : 13'9" x 12'11"
SPC BATH : 5'0" x 9'0"
KITCHEN : 4'9" x 10'1"
FAMILY ROOM : 14'9" x 11'9"
BEDROOM : 9'10" x 9'10"
BEDROOM : 9'7" x 10'1"

BASEMENT
KITCHEN : 12'3" x 12'11"
RECREATION ROOM : 12'10" x 9'4"
MECHANICAL ROOM : 8'3" x 7'9"
SPC BATH : 4'9" x 9'4"
BEDROOM : 11'10" x 8'8"
BEDROOM : 11'6" x 8'11"



PREPARED FOR RAJ SHAH
DATE - JUNE 04 2025

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR RMS MEASUREMENTS AND THE DATE.

129 CONIKER CRESCENT, FORT MCMURRAY, AB

