



THE
A-TEAM

**RE/MAX
FIRST**

176 CONIKER Crescent, Fort McMurray T9K 0Y3

MLS® #: **A2234648**

Area: **Parsons North**

Listing Date: **06/27/25**

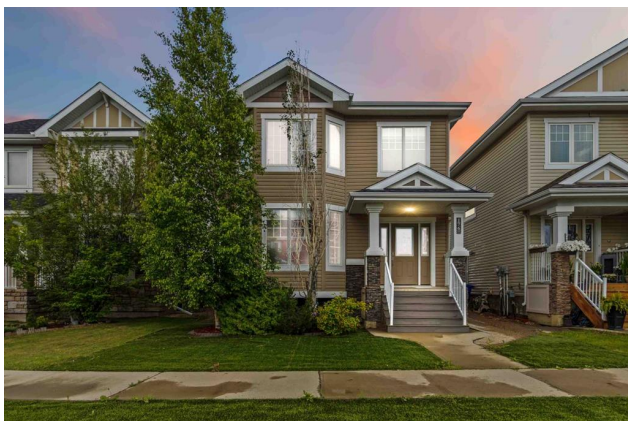
List Price: **\$518,888**

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:

3,658 sqft

Lot Shape:

Abv Sqft:

1,743

Low Sqft:

Ttl Sqft:

1,743

DOM

21

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,Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Low Maintenance Landscape Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`11"
4pc Ensuite bath	Upper	10`0" x 5`6"
Bedroom	Upper	11`8" x 10`10"
4pc Bathroom	Basement	8`6" x 5`1"
Bedroom	Basement	10`9" x 10`9"

Room	Level	Dimensions
4pc Bathroom	Upper	10`1" x 6`0"
Bedroom	Upper	10`9" x 12`0"
Bedroom - Primary	Upper	23`0" x 12`7"
Bedroom	Basement	10`9" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1220224

Remarks

Pub Rmks:

GORGEOUS MOVE IN READY 2 STOREY HOME LOCATED IN NORTH PARSONS, WITH A 2 BEDROOM LEGAL SUITE, 9FT CEILINGS AND LUXURY FINISHES TOP TO BOTTOM, NO CARPET, MAINTENANCE FREE YARD AND ROOM TO BUILD A DETACHED GARAGE PENDING RMWB APPROVAL.. This home is ready for immediate occupancy and offers all the quality finishes you are looking for in a home and offers a fantastic mortgage helper to offset your monthly costs. This home is situated a fully fenced with maintenance-free landscaping yard that includes artificial turf at the front of the home. In addition, you have a large deck with a built-in gazebo, plus 3 car parking. There is also room to build a detached garage which could be combined into your mortgage on a purchase plus improvements through your lender, many banks offer this program to fund the costs to build a garage built right into your mortgage. The interior of this home offers over 2500 sq ft of living space with a fantastic design and floor plan. The main level of this home features hardwood floors. You step into a large front foyer that leads to your front great room. The home continues with a spacious kitchen featuring quartz counter tops, large island, eat-up breakfast bar, pantry, tile floors and stainless steel appliances. Overlooking the kitchen you have a 2nd living room and dining room with garden doors leading to your back deck and yard. The upper level offers 3 generous sized bedrooms. The primary bedroom features a walk-in closet and full ensuite with a jetted tub. In addition the upper level features another 4 pc bathroom and a laundry room. The fully finished basement with a 2-bedroom legal suite offers the continued 9ft ceilings, laminate floors, full kitchen and in suite laundry room. Other great features of this home include, central a/c, large windows throughout the home giving it tons of natural light throughout, and perfectly located in Fort McMurray's newest subdivision North Parsons, with schools, parks, trails, and quick access to bus stops, and soon to be home to the future Walmart in 2026. Call today for your personal tour.

Inclusions:
Property Listed By:

**2 fridges, 2 stoves, 2 microwaves, 2 washers, 2 dryers, dishwasher, blinds, gazebo
COLDWELL BANKER UNITED**

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

