

# \$539,900 - 129 Coniker Crescent, Fort McMurray

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MLS® #A2229184

**\$539,900**

5 Bedroom, 4.00 Bathroom, 1,803 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

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 bedroomsâ€”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).

Donâ€™t miss this rare opportunity to own a home that truly works for youâ€”inside and out!

Built in 2012

**Essential Information**

MLS® #	A2229184
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,803
Acres	0.09

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	129 Coniker Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	63
Zoning	ND

### **Listing Details**

Listing Office	Century 21 Quantum Realty
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