

# \$579,900 - 117 Coniker Crescent, Fort McMurray

MLS® #A2231241

**\$579,900**

5 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

?? Exceptional 3-Storey Home in a Prime Location â€” 2342 SqFt of Thoughtfully Designed Living Space!

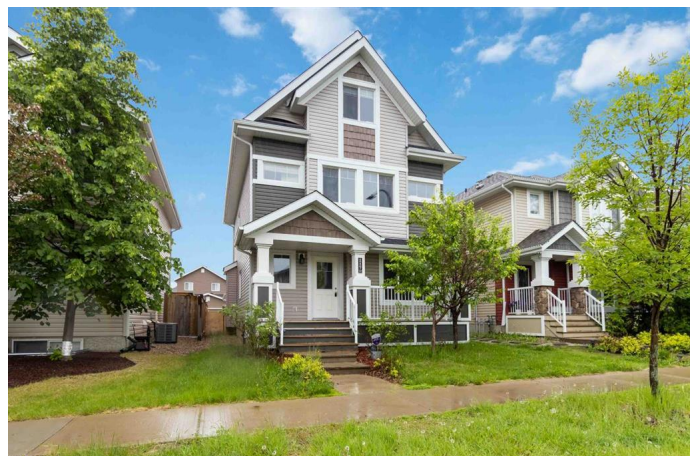
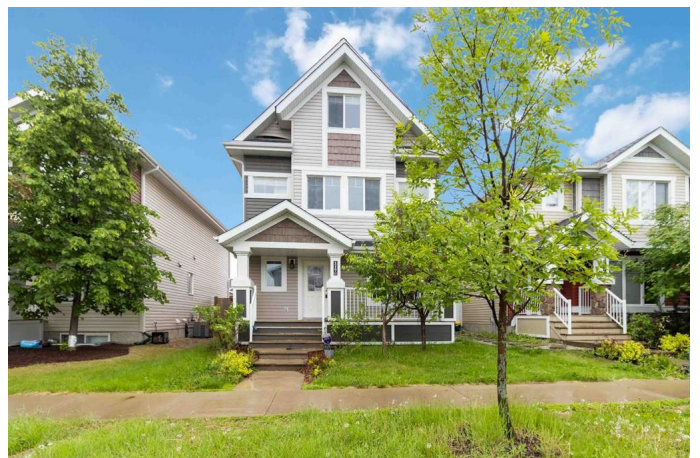
Welcome to 117 Coniker Crescent â€” a beautifully appointed and spacious family home that offers comfort, style, and versatility across three fully developed levels. From the moment you step inside, you're welcomed by an expansive sunlit foyer and a large front den, ideal for a home office or guest space, complete with a convenient powder room.

The main floor boasts an open-concept layout featuring a bright living area, formal dining space, and a sleek modern kitchen with granite countertops, stylish backsplash, stainless steel appliances, and rich hardwood flooring throughout.

Upstairs on the second level, you'll find a luxurious primary suite with a walk-in closet and a spa-inspired ensuite bathroom. Two additional well-sized bedrooms, a full 4-piece bath, and a dedicated laundry room with built-in cabinetry complete this floor.

The third level is a standout feature, offering a spacious bonus/bedroom, an additional bedroom, and a full bathroom â€” perfect for a multi-generational setup or private guest retreat.

The basement features a separate entrance,



providing excellent potential for a future suite with space for a kitchen, living/dining area, laundry, and large bedrooms.

Step outside to enjoy a fully landscaped backyard and a double detached garage with rear lane access.

Located just steps away from two schools, parks, and trails – this is a rare opportunity to own a beautifully designed home in a sought-after neighborhood.

?? Don't miss your chance to view this impressive property – it's a must-see!

Built in 2012

### Essential Information

MLS® #	A2231241
Price	\$579,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,342
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	117 Coniker Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Y4

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	None, Unfinished

## Exterior

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

## Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	ND

## Listing Details

Listing Office	Century 21 Quantum Realty
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