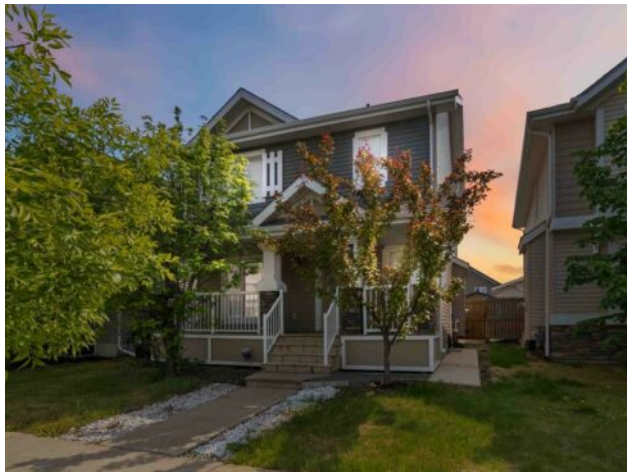


**129 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2229184



\$539,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Rectangular Lot		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s)		

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

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!