

\$569,900 - 117 Coniker Crescent, Fort McMurray

MLS® #A2231241

\$569,900

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!

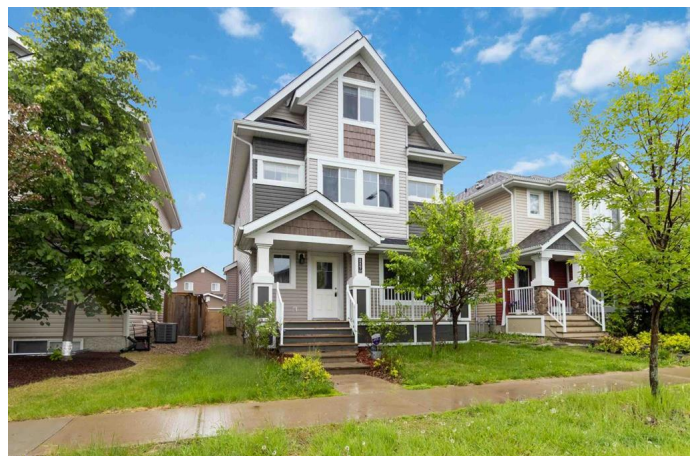
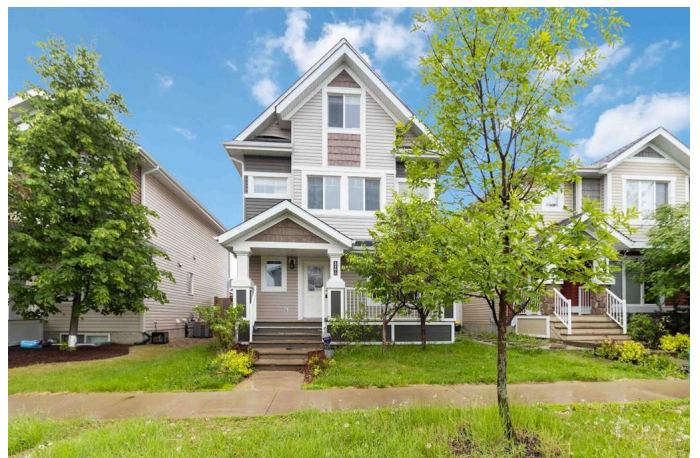
Welcome to 117 Coniker Crescent â€” a beautifully appointed and spacious family home that offers comfort, style, and versatility across three fully developed levels. From the moment you step inside, you're welcomed by an expansive sunlit foyer and a large front den, ideal for a home office or guest space, 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 bedroom 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 basement development 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	\$569,900
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 Fireplace(s), Natural Gas, Central
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, Interior Lot, Rectangular Lot, City Lot
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2025
Days on Market 63
Zoning ND

Listing Details

Listing Office Century 21 Quantum Realty

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