



GRASSROOTS

REALTY GROUP

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**157 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2326580



\$569,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2016 (10 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)

Inclusions: fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window blinds, garage heater

Amazing opportunity to own your very own home with Double Attached (rear) heated garage, a beautiful property surrounded with maplewood flooring rich mocha including on staircase and laminate in the basement suite. There are 4 bedrooms on the same floor, one flex room which could be a bedroom on the main floor with an open concept living/dining/kitchen with gas fireplace and granite countertops. There is a back patio leading to your rear deck. The basement is fully developed legal suite with 2 bedrooms, full kitchen and common area and full bathroom. Nestled in the prime area of Parsons North - not far from the "coming soon" Walmart, this is the perfect opportunity to get in on the ground floor and make this home today! Call to view.