



GRASSROOTS
REALTY GROUP

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**117 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2346825



\$570,000

Division:	Parsons North		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,342 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Rectangular Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Welcome to 117 Coniker Crescent, an exceptional three-storey residence offering over 2,340 square feet of thoughtfully designed living space built for modern family life and effortless versatility. From the grand, sunlit foyer to the elegant hardwood flooring running throughout the main floor, every detail makes a lasting impression. The main level is designed for both gathering and everyday functionality, featuring a dedicated front den that serves perfectly as an executive home office or formal sitting area, accompanied by a convenient two-piece powder room. Seamlessly connecting the space is an open-concept great room and formal dining area centered around a gourmet kitchen equipped with premium granite countertops, a designer tile backsplash, sleek stainless steel appliances, and ample cabinetry. The second level is dedicated to comfort and rest, anchored by a generous primary retreat boasting a walk-in closet and a spa-inspired ensuite bath. Two additional well-proportioned bedrooms, a full four-piece bathroom, and a full-size laundry room complete with built-in cabinetry ensure everyday routines remain organized and effortless. Ascending to the third level reveals an expansive, versatile bonus living area alongside a private bedroom and another full bathroom—creating an ideal sanctuary for multi-generational living, extended family, or a secluded guest suite. The basement expands the home's potential even further with a dedicated separate entrance, rough-in potential, and an open layout primed for future development with room for a secondary kitchen, full living and dining quarters, private laundry, and additional bedrooms (Subject to approval from City). Outside, the fully landscaped yard leads to a double detached garage with clean rear lane access. Situated just steps away from top-rated schools, neighborhood parks, and

scenic walking trails, this standout home delivers space, quality, and location in one complete package.