

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

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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!

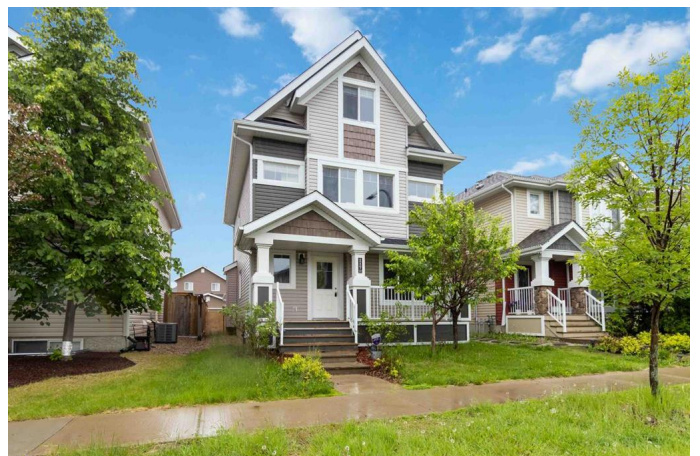
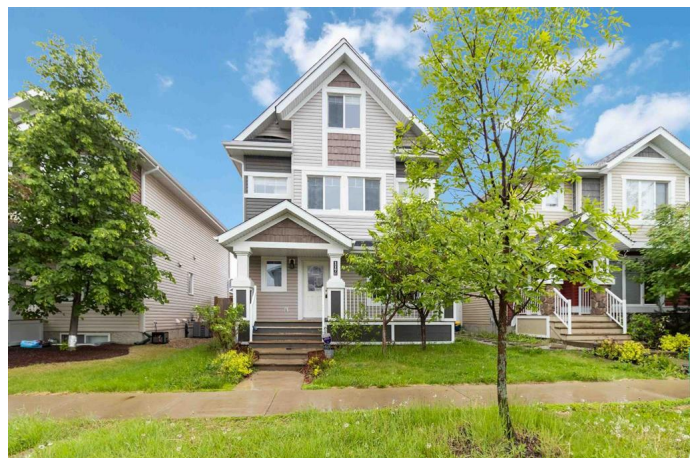
Welcome to 117 Coniker Crescent â€” a beautifully appointed and spacious family home that offers comfort, style, and versatility across three fully developed levels. From the moment you step inside, you're welcomed by an expansive sunlit foyer and a large front den, ideal for a home office or guest space,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

?? Donâ€™t miss your chance to view this impressive property – itâ€™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 73  
Zoning ND

### Listing Details

Listing Office Century 21 Quantum Realty

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