

141 Coniker Crescent
Fort McMurray, Alberta

MLS # A2165394



\$569,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees		

Heating:	Fireplace(s), Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge (2), Stove (2), Dishwasher, Microwave (2), Washer (2), Dryer (2), Garage Door Opener with 2 Remotes, TV Mounts (3), Garage Heater, Window Coverings

Welcome Home! Tucked away in Parsons Creek North, this gorgeous home is move in ready with fresh paint throughout. The spacious entrance welcome you home boasting a large coat closet and leads to the living room/dining room with rich hardwood flooring and gas fire place. The eat-in kitchen offers tons of cabinet and counter space, featuring granite counter tops and a walk-in pantry. Conveniently located on this level is the half bathroom/laundry room. Upstairs, you will fall in love with oversized primary bedroom with walk-in closet and 4 piece bathroom, a true oasis. Down the hall are 2 more good sized bedrooms and the main 4 piece bathroom. And don't forget about the Bonus Room, perfect for a playroom or office. In the basement you will find the legal suite with 2 bedrooms, one 4 piece bathroom, open concept living room and eat-in kitchen plus it's own laundry room. Outside, the fenced and landscaped yard offers, not one, but TWO decks! The double detached heated garage is perfect place for all your projects and you won't have to worry about parking with 2 more spaces for your vehicles. As an added bonus, this house comes with central air and a gas BBQ hook up! Title insurance in lieu of a real property report.