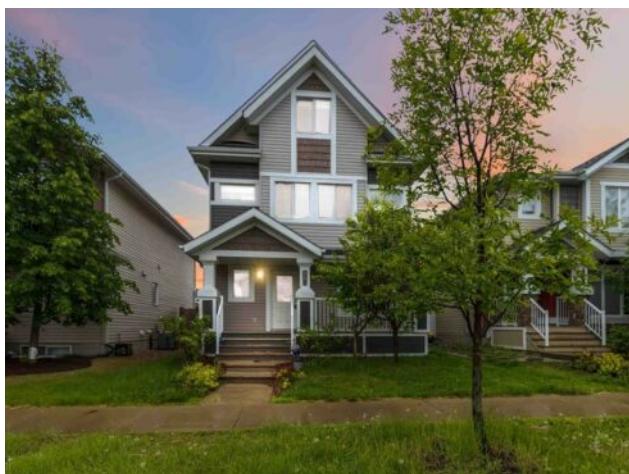


**117 Coniker Crescent  
Fort McMurray, Alberta**

**MLS # A2231241**



**\$569,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Interior Lot, Rectangular Lot		

**Heating:** Central, Fireplace(s), Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** None, Unfinished

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Chandelier, Granite Counters, Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** ND

**Utilities:** -

**Inclusions:** OTR Microwave, Garage door Opener

?? Exceptional 3-Storey Home in a Prime Location &ndash; 2342 SqFt of Thoughtfully Designed Living Space! Welcome to 117 Coniker Crescent &ndash; 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 &mdash; 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 &mdash; 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 &mdash; it's a must-see!