



GRASSROOTS
REALTY GROUP

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**161 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2268951



\$529,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,688 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: N/A

Looking to get away from the city? Parsons Creek North is not out of the city but away from all the hustle and bustle. Quiet neighbourhood with lots of Greenspace to enjoy. The 2 story home will sure to please with a main floor office and a walk in closet and bathroom with shower. This space would also work for an additional bedroom for a Nanny or Gramma. Welcoming entry way with a bright living room and gas fire place. You are going to love this kitchen with loads of stainless appliances, corner pantry, island and stunning back splash with granite counter tops. Eat in kitchen with access to storage, garage and back yard. Wide stair case heading to the 2nd floor where you will find 3 more bedrooms, laundry and 2 more bathrooms. Primary suite offers a huge walk in closet with built in's and a stunning ensuite bath with double sinks, huge soaker tub and an easy to step in shower. Each one of the bedrooms are very spacious. Also conveniently located laundry is on the 2nd floor so no more running to the basement. The 2 bedroom legal suite has a full kitchen and a separate entry so if you do not need the full house than this is the perfect set up to help pay down the mortgage. Double car garage is attached along with additional parking out back. Both up and down are both rented so this is an ideal set up for the savvy investor.