



GRASSROOTS
REALTY GROUP

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**236 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2280236



\$489,000

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Main house: Dishwasher, Microwave, Refrigerator, Stove, Washer, Dryer Basement suite: Dishwasher, Microwave, Refrigerator, Stove, Washer, Dryer

Interior photos aren't available due to long-term tenant privacy. Floor plan included. This well-maintained two-storey home with a legal two-bedroom basement suite is located in Parsons Creek, a growing, family-friendly neighbourhood built for long-term expansion. The main level has a great layout with a spacious living room, separate dining area, kitchen with pantry, main-floor laundry, and a handy 2-piece bathroom. It's a comfortable setup for everyday life. Upstairs you'll find three large bedrooms, including a primary bedroom with a walk-in closet and private ensuite. The other two bedrooms are genuinely roomy, one could easily fit two kids with space left over. A full bathroom completes the upper level. Parking is a big bonus with rear parking for up to four vehicles. The legal basement suite is well laid out and nicely finished, with two bedrooms, a rec room, full kitchen, full bathroom with tub and shower combo, separate laundry, tile at the entry, no carpet, quartz countertops in the kitchen and bathroom, good closet space, and a storage room. The basement tenant has been here for years. Both the upstairs and basement tenants are long-term, which speaks to how well the home has been cared for. Inventory in the area is currently limited. This home is coming to market under \$500,000, offering strong value in a growing community. Parsons Creek offers great schools, childcare options, playgrounds, a skate park, walking and biking trails, and easy highway access for commuting to oil sands sites. A new Walmart Supercentre is currently under construction, adding even more convenience to the area.