



**236 Coniker Crescent  
Fort McMurray, Alberta**

**MLS # A2280236**



**\$489,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.