



**157 Coniker Crescent  
Fort McMurray, Alberta**

**MLS # A2292474**



**\$569,999**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)

**Inclusions:** Fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window blinds, microwave, garage door opener,

2 bedroom LEGAL SUITE! SEPARATE ENTRANCE! BACK ATTACHED 18' x 22' HEATED GARAGE! TONS OF PARKING! Everything you'd want in a home, from the luxury of rich dark wood flooring, beautiful cabinetry and granite countertops, throughout the upper floor and main floor, laminate in the basement, and tile in the kitchen and bathrooms, makes owning this home the PERFECT investment! Cash flow your perfect mortgage helper. The main floor features a spacious bedroom (which can also be used as an office), OPEN CONCEPT floor plan entertaining area, with an island and pantry in the kitchen. The upper floor leads to 4 good sized bedrooms, 2 full baths (Primary bedroom having its own ensuite with corner jetted tub and separate shower), Cozy up to the fireplace in the great room or enjoy your morning coffee off your rear deck. How about the convenience of main floor laundry or direct access from the heated attached garage after a day of shopping! A HUGE Driveway with tons of room for parking! If this home sounds like you, then book your personal tour today! CALL TODAY and START PACKING!!