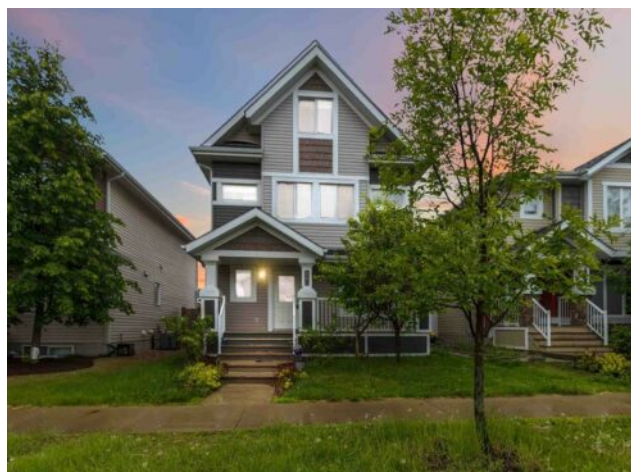


**117 Coniker Crescent
Fort McMurray, Alberta**

MLS # A2231241



\$559,900

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

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: OTR Microwave, Garage door Opener

?? Exceptional 3-Storey Home in a Prime Location – 2342 SqFt of Thoughtfully Designed Living Space! Welcome to 117 Coniker Crescent – 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 — 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 — 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 — it’s a must-see!