# \$350,000 - 54 Birch Road, Fort McMurray

MLS® #A2261193

## \$350,000

5 Bedroom, 3.00 Bathroom, 1,158 sqft Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

FANTASTIC 5 bedroom bungalow in the heart of downtown location near the hospital. shopping, schools, bus route and walkable to all amenities! this is the PERFECT place to call home. Inside you will find 5 bedrooms, 2.5 bathrooms. The main floor features 3 bedrooms, full bathroom and 2pc ensuite off primary bedroom. The spacious living room seamlessly connects to the dining room and big country kitchen making entertaining family and friends a breeze. The basement has a separate entrance and leads to laundry, 2 bedrooms a spacious family room and kitchen and full size bathroom. Outside are two sheds and a mature treed lot! The driveway affords tons of parking. Tenants in place if you were looking for an investment home. CALL NOW TO VIEW,. 24 hours notice required.

Built in 1972

#### **Essential Information**

MLS® # A2261193 Price \$350,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,158

Acres 0.17

Year Built 1972







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 54 Birch Road

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H1J7

#### **Amenities**

Parking Spaces 4

Parking Off Street

## Interior

Interior Features See Remarks
Appliances See Remarks

Heating Floor Furnace, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Few Trees

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed September 29th, 2025

Days on Market 37 Zoning R1

# **Listing Details**

Listing Office RE/MAX Connect

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