



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 BIRCH Road, Fort McMurray T9H1J6**

MLS® #: **A2093420**

Area: **Downtown**

Listing Date: **11/15/23**

List Price: **\$340,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1966**

Lot Information

Finished Floor Area

Lot Sz Ar:

**6,050 sqft**

Lot Shape:

Abv Sqft:

**1,141**

Low Sqft:

Ttl Sqft:

**1,141**

DOM

**178**

Layout

Beds:

**6 (3 3 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped**

**RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 19`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 9`7"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`3" x 8`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>12`9" x 12`2"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`9" x 12`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**5304NY**

Remarks

Pub Rmks: **Investor alert! Big family! This home is perfect for you! This well maintained bungalow in the heart of downtown has 6 bedrooms. and 3 bathrooms. The main level is bright and open with hardwood floors, and an updated kitchen with tons of cabinets and counter space. There is a full 4pc bath, two bedrooms, and a large primary bedroom with a 2pc ensuite. The basement has a back separate entrance with another three bedrooms, full bathroom, kitchen and laundry and a huge living space. This home is on a spacious lot with paved driveway for rv parking, or just all your vehicles! This home is located close to schools, Keyano College, shopping, parks, trails, and more! If you are family looking for a great neighbourhood and move in ready home with lots of space, look no further! If you are an investor, this home has tenants in place and has the perfect set up! Call to view today!**

Inclusions:  
Property Listed By: **none**  
**COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**









