

15 BIRCH Road, Fort McMurray T9H1J6

MLS® #: **A2175988** Area: **Downtown** Listing Date: **10/28/24** List Price: **\$434,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,049**
Lot Information Low Sqft:
 Lot Sz Ar: **6,960 sqft** Ttl Sqft: **1,049**
 Lot Shape:

DOM

24
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Open Lot,Private**
 Park Feat: **Driveway,Off Street,On Street,Outside,Owned,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Bar,Pantry,Quartz Counters,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`2" x 6`7"	Kitchen	Main	12`2" x 11`0"
Living Room	Main	12`7" x 21`6"	4pc Bathroom	Second	6`9" x 6`7"
Bedroom	Second	8`4" x 12`9"	Bedroom - Primary	Second	10`11" x 12`9"
3pc Bathroom	Lower	6`9" x 6`1"	Bedroom	Lower	8`5" x 12`6"
Bedroom	Lower	7`10" x 12`5"	3pc Bathroom	Basement	6`5" x 5`1"
Other	Basement	11`8" x 10`11"	Bedroom	Basement	11`5" x 8`9"
Game Room	Basement	16`8" x 9`1"	Furnace/Utility Room	Basement	2`1" x 4`0"

Furnace/Utility Room

Basement

11`8" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

5304NY

Remarks

Pub Rmks:

IMMEDIATE POSSESSION! GREAT CURB APPEAL! Welcome to 15 Birch Road: a lovely 5-BEDROOM 4-level split BUNGALOW nestled in a quiet downtown neighbourhood, offering the perfect blend of serenity and practicality. This fantastic property boasts a spacious living room with a GAS FIREPLACE, MODERN kitchen with STAINLESS STEEL appliances, and dining area that flows seamlessly together. The patio doors invite you to enjoy the expansive BACKYARD OASIS, complete with NO NEIGHBOURS BEHIND and with 2 large sheds, you'll have ample room to store all your outdoor equipment and tools! The top level features 2 GENEROUSLY SIZED bedrooms and a FULL bath, while the lower level offers 2 ADDITIONAL bedrooms and ANOTHER full bath, perfect for a growing family or guests. The FULLY FINISHED BASEMENT is ripe for entertaining, cozy bedroom, ample REC ROOM, FULL bath, a bar area with a sink, fridge, microwave and a pantry. Recent upgrades have transformed this property into a MODERN HAVEN, including NEW SHINGLES, STYLISH VINYL FLOORING, a COMPLETELY RENOVATED kitchen with SLEEK FINISHES, and 3 beautifully UPDATED full bathrooms. Additional modern conveniences include NEW APPLIANCES throughout the house. With its PRIME location, this home offers effortless access to downtown amenities, schools, and transportation. The LONG DRIVEWAY provides EXPANSIVE parking and completes this incredible package. Enjoy the rare combination of peace, space, and convenience that 15 Birch Road has to offer - don't miss out on the opportunity to make it YOURS!

Inclusions:

Property Listed By:

Main floor: Fridge, stove, dishwasher, microwave, window coverings. Basement: Fridge, microwave, washer, dryer. ROYAL LEPAGE BENCHMARK

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





