



THE
A-TEAM

**RE/MAX
FIRST**

7 BIRCH Road, Fort McMurray T9H 1J6

MLS®#: **A2181705** Area: **Downtown** Listing Date: **11/29/24** List Price: **\$325,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **6,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,392**
 Low Sqft:
 Ttl Sqft: **1,392**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **See Remarks**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Breakfast Nook	Main	13`10" x 9`2"	Dining Room	Main	13`9" x 10`11"
Kitchen	Basement	13`6" x 13`4"	Living Room	Main	15`4" x 14`3"
Bedroom	Main	9`11" x 9`1"	Bedroom	Main	10`0" x 8`5"
Bedroom - Primary	Main	13`6" x 11`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5304NY

Zoning:
R1

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! Beautiful bungalow in the heart of downtown near the hospital, shopping, schools, Keyano college and all amenities! If you are looking for a home that has 3 bedrooms and 1.5 bathrooms, look no further you found it! Basement is framed up and awaits your creative ideas. There is a 26' X 28' double detached garage that is perfect for the mechanic in the family or those boys and gals with toys! This property is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers. CALL NOW TO VIEW!**

Inclusions:
Property Listed By: **RE/MAX FORT MCMURRAY**

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





