



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 BIRCH Road, Fort McMurray T9H 1J7**

MLS®#: **A2181860**      Area: **Downtown**      Listing Date: **12/02/24**      List Price: **\$464,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1968**  
Lot Information  
 Lot Sz Ar: **7,150 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,123**  
 Low Sqft:  
 Ttl Sqft: **1,123**

DOM

**49**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Greenbelt,No Neighbours Behind,Landscaped**  
 Park Feat: **Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized,Parking Pad,RV Access/Parking,Side By Side,Tandem,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`4" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`5" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`6" x 9`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 9`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 11`8"</b>	<b>Family Room</b>	<b>Basement</b>	<b>16`8" x 12`5"</b>
<b>Storage</b>	<b>Basement</b>	<b>13`3" x 23`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**5304NY**

Remarks

Pub Rmks: **Welcome to 34 Birch Road: This charming bungalow offers a perfect blend of convenience, serenity, and accessibility. Backing directly onto a great school with the hospital also in view and just a stone's throw away from shopping, restaurants, and entertainment, this perfect property is a rare find. Boasting a beautiful backyard, a covered back deck, and a heated and oversized TRIPLE 32x24 detached garage with in-floor heat plus a long list of updates including a New Furnace and a New Hot Water Tank, this home offers everything you need for comfortable living. The manicured front lawn and vibrant front garden offer curb appeal, and parking for all your vehicles, toys and camper can be found along the long driveway that leads you to the impressive garage where high ceilings offer extra storage up top without compromising the space down below. Step inside and be greeted by the warm and inviting ambiance of this well-designed bungalow. The eat-in Kitchen was updated in 2016 and is host to warm wood cabinets, an abundance of counter space and updated appliances. The home exudes character with an open living space creating a cozy atmosphere that's perfect for family gatherings and entertaining guests.?The main floor is host to 3 generous sized bedrooms including a primary that can comfortably fit a king bed and a 4pc bathroom, plus 2 additional bedrooms can be found downstairs. Its here you'll discover new luxury vinyl plank floors, new baseboards, fresh paint and a beautiful family room for extended living space. The utility room houses the laundry along with additional storage space so you're never running out of room. Situated on a 7,150 sq/ft lot with a fully fenced backyard, large garden shed and perfect grass, escape the hustle and bustle of the city in your own private oasis and enjoy the outdoors all year round with a covered back deck that provides the ideal space for relaxing, dining, or hosting gatherings not matter what season we're in. Experience the convenience of living close to shopping and schools, the serenity of a beautiful backyard, and the luxury of ample parking and an oversized garage. Embrace the lifestyle you've always wanted - schedule a private showing today.**

Inclusions: **GARAGE HEATER.**  
Property Listed By: **The Agency North Central Alberta**

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













