



THE
A-TEAM

**RE/MAX
FIRST**

7 BIRCH Road, Fort McMurray T9H 1J6

MLS® #: **A2198459** Area: **Downtown** Listing Date: **03/01/25** List Price: **\$289,900**
Status: **Active** County: **Wood Buffalo** Change: **-\$25k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray** Finished Floor Area
Year Built: **1971** Abv Sqft: **1,392**
Low Sqft:
Ttl Sqft: **1,392**
Lot Sz Ar: **6,960 sqft**
Lot Shape:

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

DOM

69
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

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
2pc Ensuite bath	Main	0`0" x 0`0"
Breakfast Nook	Main	45`5" x 30`1"
Kitchen	Basement	44`3" x 43`9"
Bedroom	Main	32`10" x 29`9"
Bedroom - Primary	Main	44`3" x 36`1"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	45`1" x 36`1"
Living Room	Main	50`4" x 46`9"
Bedroom	Main	32`10" x 27`8"

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:

N/A
RE/MAX Connect

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





