



THE
A-TEAM

**RE/MAX
FIRST**

35 BIRCH Road, Fort McMurray T9H 1J6

MLS® #: **A2201065**

Area: **Downtown**

Listing Date: **03/10/25**

List Price: **\$209,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1971

Lot Information

Lot Sz Ar:

8,794 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,180

Low Sqft:

Ttl Sqft:

1,180

DOM

60

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Carport,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Ceiling Fan(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Dimensions

5`0" x 8`0"

11`3" x 13`6"

9`1" x 10`1"

Room

2pc Ensuite bath

Bedroom

Level

Main

Main

Main

Dimensions

5`0" x 4`6"

10`9" x 10`1"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	5304NY		
		Remarks	
Pub Rmks:	Attention house flippers and project seekers! 35 Birch Road is a downtown bungalow on an 8,700+ Sq. Ft. lot backing onto greenspace. Perfectly located near Northern Lights Regional Hospital, Keyano College, and with quick access to Highway 63.		
Inclusions:	as is where is on possession, no warranties or representations		
Property Listed By:	COLDWELL BANKER UNITED		

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

