

# \$315,000 - 7 Birch Road, Fort McMurray

MLS® #A2198459

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,393 sqft  
Residential on 0.16 Acres

Downtown, Fort McMurray, Alberta

**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!**

Built in 1971

## Essential Information

MLS® #	A2198459
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,393
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	7 Birch Road
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1J6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	34
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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