

**54 Birch Road
Fort McMurray, Alberta**

MLS # A2278854



\$359,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Few Trees		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge x 2, stove x 2, washer/dryer x 1, microwave, dishwasher, shed

FANTASTIC 5 bedroom bungalow in the heart of downtown location near the hospital, shopping, schools, bus route and walkable to all amenities! this is the PERFECT place to call home. Inside you will find 5 bedrooms, 2.5 bathrooms. The main floor features 3 bedrooms, full bathroom and 2pc ensuite off primary bedroom. The spacious living room seamlessly connects to the dining room and big country kitchen making entertaining family and friends a breeze. The basement has a separate entrance and leads to laundry, 2 bedrooms a spacious family room and kitchen and full size bathroom. Outside are two sheds and a mature treed lot! The driveway affords tons of parking. Tenants in place if you were looking for an investment home. CALL NOW TO VIEW,. 24 hours notice required.