

**15 Birch Road
Fort McMurray, Alberta**

MLS # A2279366



\$314,900

Division:	Downtown		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,065 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: As is, where is at time of possession

IMMEDIATE POSSESSION & EXCELLENT CURB APPEAL! Welcome to 15 Birch Road, a beautifully updated 5-bedroom, 4-level split bungalow tucked into a quiet downtown neighbourhood—where peaceful living meets everyday convenience. Step inside to a bright and inviting living room that features vaulted ceilings that flow seamlessly into a modern, fully renovated kitchen featuring sleek finishes and stainless-steel appliances, and a spacious dining area ideal for family meals or entertaining. Patio doors open to an impressive backyard oasis with no neighbours behind as it backs onto a GREENBELT / PARK, offering privacy, space to relax, and two large sheds for all your outdoor storage needs. The upper level hosts two generously sized bedrooms and a full bathroom, while the lower level provides two additional bedrooms and another full bath, making it ideal for growing families or guests. The fully finished basement adds exceptional versatility with a cozy bedroom, large rec room, full bathroom, and a bar area complete with sink and a future fridge, microwave, and pantry—perfect for hosting or unwinding at the end of the day. Extensive recent upgrades have transformed this home into a true modern haven, including newer shingles, stylish vinyl flooring, a completely renovated kitchen and three beautifully updated full bathrooms. Outside, the long driveway offers ample parking, and the prime location provides easy access to downtown amenities, schools, and transportation. This home delivers the rare combination of space, privacy, upgrades, and location. Reach out for your own personal tour.