# $289,900 - 7 Birch Road, Fort McMurray

MLS® #A2198459

## $289,900

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 | $289,900 |
| 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 | 69 |
| Zoning | R1 |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Connect |