



**GRASSROOTS**  
REALTY GROUP

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**54 Birch Road  
Fort McMurray, Alberta**

**MLS # A2261193**



**\$350,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Few Trees		

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

**Inclusions:** fridge x 2, stove x 2, , washer/dryer x 1, 2 sheds

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.