



GRASSROOTS
REALTY GROUP

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**62 Birch Road
Fort McMurray, Alberta**

MLS # A2274230



\$284,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan		

Inclusions: As is where is at the Time of possession

Downtown Bungalow on a Large Lot – Excellent Fixer-Upper Opportunity Discover the potential in this charming downtown bungalow, ideally situated on a generous 7,410 sq ft lot. Offering 3 bedrooms and 2.5 baths, this property is perfect for investors, renovators, or buyers looking to customize their next home while enjoying the convenience of an inner-city location. The main level features laminate flooring, a functional layout, and plenty of natural light throughout. The partially developed basement offers a strong foundation for expansion, including the opportunity to add up to two additional bedrooms, enhancing both living space and long-term value. Parking is plentiful with a long driveway and a 14'7" x 23'9" single attached garage, providing ample room for vehicles, storage, or workshop space. Situated just minutes from downtown amenities, restaurants, shops, and major bus routes, this home delivers unmatched accessibility alongside excellent investment potential. Listed at a great price, this property offers exceptional value for buyers ready to bring their vision to life. With its large lot, prime location, and abundant potential, this bungalow is ready for your ideas and improvements. Don't miss this opportunity—affordable downtown properties with this much potential are rare!