



**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	
Floors:	Laminate	
Roof:	Asphalt Shingle	
Basement:	Full	
Exterior:	See Remarks	
Foundation:	Poured Concrete	
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.