

# \$209,000 - 35 Birch Road, Fort McMurray

MLS® #A2201065

**\$209,000**

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.20 Acres

Downtown, Fort McMurray, Alberta

Attention house flippers and project seekers!  
35 Birch Road is a downtown bungalow on an 8,700+ Sq. Ft. lot backing onto greenspace. Perfectly located near Northern Lights Regional Hospital, Keyano College, and with quick access to Highway 63.

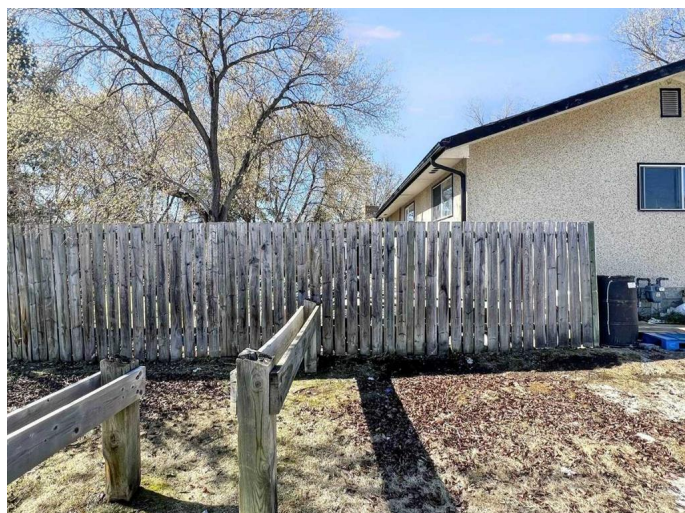
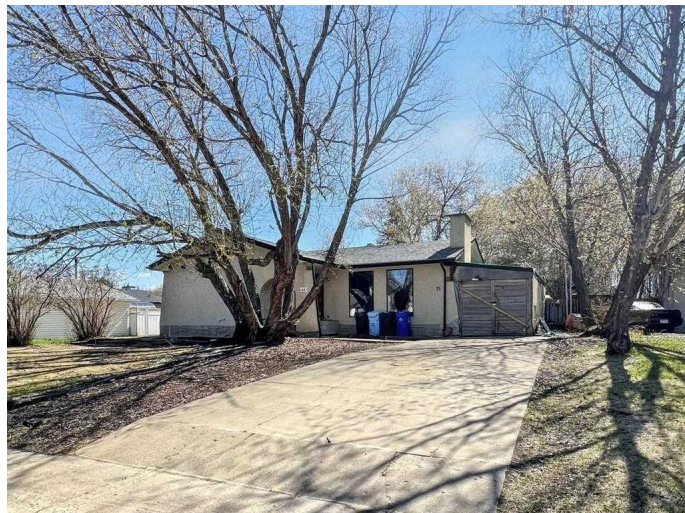
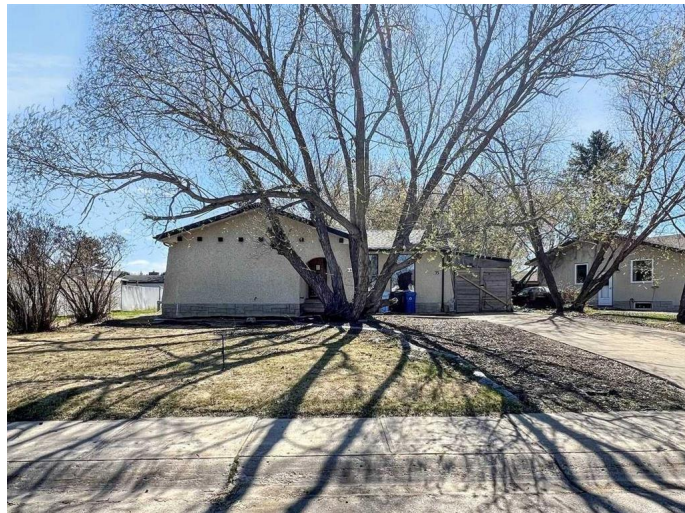
Built in 1971

## Essential Information

MLS® #	A2201065
Price	\$209,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	35 Birch Road
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta



Postal Code T9H 1J6

### **Amenities**

Parking Spaces 3  
Parking Off Street, Carport

### **Interior**

Interior Features Ceiling Fan(s)  
Appliances See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, None  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 10th, 2025  
Days on Market 60  
Zoning R1

### **Listing Details**

Listing Office COLDWELL BANKER UNITED

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