

\$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	73
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.