

\$350,000 - 54 Birch Road, Fort McMurray

MLS® #A2261193

\$350,000

5 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

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.

Built in 1972

Essential Information

MLS® #	A2261193
Price	\$350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.17
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	54 Birch Road
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1J7

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

Exterior

Exterior Features	None
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
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