

\$219,000 - 35 Birch Road, Fort McMurray

MLS® #A2201065

\$219,000

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	\$219,000
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 40
Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

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