

\$225,000 - 35 Birch Road, Fort McMurray

MLS® #A2201065

\$225,000

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	\$225,000
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 3
Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.