



15 Birch Road Fort McMurray Alberta

\$434,900

IMMEDIATE POSSESSION! GREAT CURB APPEAL! Welcome to 15 Birch Road: a lovely 5-BEDROOM 4-level split BUNGALOW nestled in a quiet downtown neighbourhood, offering the perfect blend of serenity and practicality. This fantastic property boasts a spacious living room with a GAS FIREPLACE, MODERN kitchen with STAINLESS STEEL appliances, and dining area that flows seamlessly together. The patio doors invite you to enjoy the expansive BACKYARD OASIS, complete with NO NEIGHBOURS BEHIND and with 2 large sheds, you'll have ample room to store all your outdoor equipment and tools! The top level features 2 GENEROUSLY SIZED bedrooms and a FULL bath, while the lower level offers 2 ADDITIONAL bedrooms and ANOTHER full bath, perfect for a growing family or guests. The FULLY FINISHED BASEMENT is ripe for entertaining, cozy bedroom, ample REC ROOM, FULL bath, a bar area with a sink, fridge, microwave and a pantry. Recent upgrades have transformed this property into a MODERN HAVEN, including NEW SHINGLES, STYLISH VINYL FLOORING, a COMPLETELY RENOVATED kitchen with SLEEK FINISHES, and 3 beautifully UPDATED full bathrooms. Additional modern conveniences include NEW APPLIANCES throughout the house. With its PRIME location, this home offers effortless access to downtown amenities, schools, and transportation. The LONG DRIVEWAY provides EXPANSIVE parking and completes this incredible package. Enjoy the rare combination of peace, space, and convenience that 15 Birch Road has to offer - don't miss out on the opportunity to make it YOURS! (id:6769)

4pc Bathroom 6.75 Ft x 6.58 Ft

Bedroom 8.33 Ft x 12.75 Ft

Primary Bedroom 10.92 Ft x 12.75 Ft

3pc Bathroom 6.42 Ft x 5.08 Ft

Other 11.67 Ft x 10.92 Ft

Bedroom 11.42 Ft x 8.75 Ft

Recreational, Games room 16.67 Ft x 9.08 Ft

Furnace 2.08 Ft x 4.00 Ft

Furnace 11.67 Ft x 6.92 Ft

3pc Bathroom 6.75 Ft x 6.08 Ft

Bedroom 8.42 Ft x 12.50 Ft

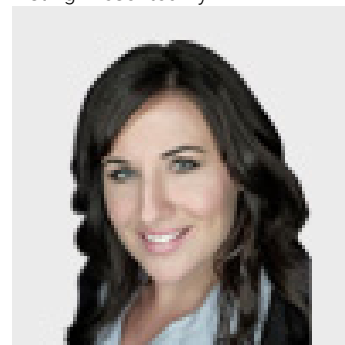
Bedroom 7.83 Ft x 12.42 Ft

Dining room 12.17 Ft x 6.58 Ft

Kitchen 12.17 Ft x 11.00 Ft

Living room 12.58 Ft x 21.50 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK

<http://www.sellingfortmcmurray.ca/>

RE/MAX

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