

## 34 Birch Road Fort McMurray Alberta

\$464,900

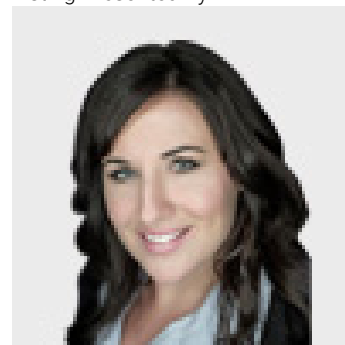
Welcome to 34 Birch Road: This charming bungalow offers a perfect blend of convenience, serenity, and accessibility. Backing directly onto a great school with the hospital also in view and just a stone's throw away from shopping, restaurants, and entertainment, this perfect property is a rare find. Boasting a beautiful backyard, a covered back deck, and a heated and oversized TRIPLE 32x24 detached garage with in-floor heat plus a long list of updates including a New Furnace and a New Hot Water Tank, this home offers everything you need for comfortable living. The manicured front lawn and vibrant front garden offer curb appeal, and parking for all your vehicles, toys and camper can be found along the long driveway that leads you to the impressive garage where high ceilings offer extra storage up top without compromising the space down below. Step inside and be greeted by the warm and inviting ambiance of this well-designed bungalow. The eat-in Kitchen was updated in 2016 and is host to warm wood cabinets, an abundance of counter space and updated appliances. The home exudes character with an open living space creating a cozy atmosphere that's perfect for family gatherings and entertaining guests. The main floor is host to 3 generous sized bedrooms including a primary that can comfortably fit a king bed and a 4pc bathroom, plus 2 additional bedrooms can be found downstairs. Its here you'll discover new luxury vinyl plank floors, new baseboards, fresh paint and a beautiful family room for extended living space. The utility room houses the laundry along with additional storage space so you're never running out of room. Situated on a 7,150 sq/ft lot with a fully fenced backyard, large garden shed and perfect grass, escape the hustle and bustle of the city in your own private oasis and enjoy the outdoors all year round with a covered back deck that provides the ideal space...

4pc Bathroom 6.50 Ft x 9.17 Ft  
Bedroom 11.75 Ft x 9.17 Ft  
Bedroom 11.33 Ft x 11.67 Ft  
Family room 16.67 Ft x 12.42 Ft  
Storage 13.25 Ft x 23.00 Ft  
4pc Bathroom 5.08 Ft x 7.75 Ft

Bedroom 10.17 Ft x 9.58 Ft  
Bedroom 10.25 Ft x 11.00 Ft  
Bedroom 13.00 Ft x 10.92 Ft  
Kitchen 19.33 Ft x 9.08 Ft  
Living room 17.42 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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