



## 59 Birch Road Fort McMurray Alberta

\$340,000

Investor alert! Big family! This home is perfect for you! This well maintained bungalow in the heart of downtown has 6 bedrooms. and 3 bathrooms. The main level is bright and open with hardwood floors, and an updated kitchen with tons of cabinets and counter space. There is a full 4pc bath, two bedrooms, and a large primary bedroom with a 2pc ensuite. The basement has a back separate entrance with another three bedrooms, full bathroom, kitchen and laundry and a huge living space. This home is on a spacious lot with paved driveway for rv parking, or just all your vehicles! This home is located close to schools, Keyano College, shopping, parks, trails, and more! If you are family looking for a great neighbourhood and move in ready home with lots of space, look no further! If you are an investor, this home has tenants in place and has the perfect set up! Call to view today! (id:6769)

4pc Bathroom 8.00 Ft x 5.08 Ft

Bedroom 9.08 Ft x 8.92 Ft

Bedroom 12.75 Ft x 9.58 Ft

Primary Bedroom 12.75 Ft x 12.17 Ft

Kitchen 10.25 Ft x 8.50 Ft

Living room 12.75 Ft x 12.00 Ft

2pc Bathroom 4.58 Ft x 5.00 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Living room 13.58 Ft x 19.00 Ft

Kitchen 13.58 Ft x 12.92 Ft

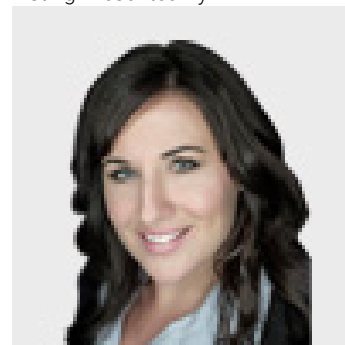
Dining room 10.00 Ft x 9.50 Ft

Primary Bedroom 13.33 Ft x 11.17 Ft

Bedroom 10.25 Ft x 8.25 Ft

Bedroom 10.25 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://kimstanley.ca>

**RE/MAX**

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