



## 158 Birch Road, Fort Liard

This property located in Fort Liard offers grassy curb appeal and a fenced backyard. Set on a lot of over 14,000 sq. ft., features a fully-developed basement offering a 2-bedroom suite, perfect for guests or rental income. The main floor boasts 2 cozy bedrooms, a bright living area, and a functional kitchen. Ideal for families or investors, this home combines comfort and opportunity in a serene setting.

**Year Built:** 1988

**Roof:** Asphalt Shingles

**Property Tax:** \$516 (2023)

**Heating:** Forced Air & Oil

**Construction:** Single Family

**Parking:** Gravel Drive

**Exterior Finish:** Vinyl

**Basement:** Finished



**\$89,900**

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