



GRASSROOTS
REALTY GROUP

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34 Biggs Avenue
Fort McMurray, Alberta

MLS # A2314707



\$439,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Greenbelt, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Soaking Tub		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

DOUBLE GARAGE, RV PARKING, FOUR CAR DRIVEWAY, FULLY FINISHED, FRESHLY PAINTED, FULLY LANDSCAPED, BACKING ONTO GREEN SPACE FOR EXTRA PRIVACY, FRUIT TREES ON PROPERTY, 6-BED, 3-BEDROOM BASEMENT, SEPARATE ENTRANCE, FULLY RENOVATED BASEMENT, ROUGH-IN KITCHEN, COVERED DECK, GARDEN SPACE. Are you looking for a warm, welcoming home in a prime downtown location. This is it. This fully finished home is move-in ready. Everything is done. Just bring your furniture and settle in. The main floor offers spacious living with bright natural light throughout the day. You get three bedrooms upstairs, designed for comfort and family living. The kitchen is large with Lots of counter space and excellent storage. Built for real cooking and daily use. The dining area sits just off the kitchen and works well for family meals and gatherings. Off the kitchen you have a huge covered deck with direct access to a fully landscaped backyard. The yard includes flower beds, garden space, and mature fruit trees. The basement is fully renovated with a separate entrance. It offers three huge bedrooms with a great layout and strong natural light. There is also a rough-in kitchen ready for future development or extended living needs. The lower level gives flexibility. Use it as a family space or multi-generational living setup. The home sits in a central downtown area. You are close to schools, shopping, transit, and daily essentials.