



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**34 Biggs Avenue
Fort McMurray, Alberta**

MLS # A2341911



\$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 | New Kitchen Countertops & Backsplash | Fully Landscaped | Backing Onto Green Space | Fruit Trees | 6 Bedrooms | 3-Bedroom Basement | Separate Entrance | Fully Renovated Basement | Rough-In Kitchen | Covered Deck With New Screens | Extended Mudroom With Additional Closet | Garden Space Welcome to this spacious, move-in-ready home in a prime downtown location, offering 6 bedrooms, a fully renovated basement, excellent parking, and a private backyard backing onto green space. The main floor offers bright and spacious living areas with three comfortable bedrooms. The kitchen features new countertops and backsplash, generous counter space, and ample storage. The dining area is conveniently located next to the kitchen, making it ideal for family meals and entertaining. The kitchen opens to a large covered deck with new screens, creating a comfortable space to enjoy the outdoors throughout the seasons. The fully landscaped backyard backs onto green space for added privacy and features mature fruit trees, flower beds, garden space, and plenty of room for gardening. The extended mudroom provides valuable additional storage and includes an additional closet, making it practical for busy family living and keeping everyday items organized. The fully renovated basement features a separate entrance and three spacious bedrooms. This level offers excellent flexibility for extended family, guests, or multigenerational living. A rough-in kitchen provides potential for future development. Outside, you will appreciate the double garage, RV parking, and four-car driveway, offering plenty of parking and storage options. The backyard is a gardener's delight, featuring one cherry tree, two apple trees, one Russian olive tree, grape vines,

blueberry, raspberry, two goji berry plants, flowering shrubs, and a variety of garden vegetables including lettuce, peppers, zucchini, tomatoes, leeks, onions, garlic, and cucumbers. Freshly painted and thoughtfully updated, this home offers generous living space, excellent storage, multiple parking options, a renovated basement, and a private green-space setting. Conveniently located close to schools, shopping, transit, and everyday amenities.