



THE
A-TEAM

**RE/MAX
FIRST**

77 BIGGS Avenue, Fort McMurray T9H1M5

MLS®#: **A2191728**

Area: **Downtown**

Listing Date: **02/03/25**

List Price: **\$398,888**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1968**

Finished Floor Area
Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

Lot Information

Lot Sz Ar: **6,050 sqft**
Lot Shape:

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Landscaped,Paved,Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **Barbecue,Fire Pit,Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`5"
Bedroom	Main	8`1" x 11`5"
Foyer	Main	11`7" x 3`8"
Living Room	Main	11`7" x 16`1"
Bedroom	Basement	10`10" x 9`9"
Storage	Basement	3`2" x 4`8"
Bedroom	Main	10`10" x 12`5"

Room	Level	Dimensions
Bedroom	Main	11`7" x 10`1"
Dining Room	Main	11`11" x 7`6"
Kitchen	Main	11`11" x 8`7"
4pc Bathroom	Basement	4`11" x 10`9"
Game Room	Basement	10`10" x 26`10"
Furnace/Utility Room	Basement	10`11" x 11`6"

Title: **Fee Simple**
Legal Desc: **4386NY**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 77 Biggs Avenue, a beautifully updated home offering a perfect blend of style and practicality. This property features an open-concept layout with large, bright windows that bathe the space in natural light. The kitchen boasts stainless steel appliances, plenty of cupboard space, and recent upgrades, including a new dishwasher and fridge. The main floor is thoughtfully designed with laundry for convenience, while the second bedroom upstairs has been converted into a walk-in closet, easily transformed back into a bedroom if needed. The fully finished basement is a fantastic bonus, complete with a spacious rec room, bar area with a fridge, two bedrooms, and a full bathroom. Step outside to enjoy the fully fenced, mature yard, accented by stunning lilac trees in the front and a handy garden shed for additional storage. The 1.5-car garage provides ample space, and the oversized back entryway ensures plenty of storage. Additional features include central air, a hot water tank replaced in 2019, and a beautifully landscaped lot ready to welcome you home. This home truly has it all—style, space, and functionality. Don't miss out on this gem. Book your showing today!**

Inclusions: **Gazebo, Gas BBQ, Extra Fridge**
Property Listed By: **People 1st Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









