\$319,500 - 112 Bruin Bay, Fort McMurray

MLS® #A2197585

\$319,500

2 Bedroom, 4.00 Bathroom, 1,329 sqft Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to your new home at 112 Bruin Bay. This well maintained and affordable 2-Storey duplex is located at Bear Ridge Estates in a quiet cul-de-sac. The property is prefect for the first time home buyer or empty nester. The main floor features an open concept kitchen with Stainless steel appliances, plenty of cup board and countertop space and an island with Breakfast bar. Adjacent to that is the dinning area with room for a table with seating for 6 people. The Living Room features a cozy gas burning fire place the perfect place to relax after a long day at work. There is a 2-pc water closet on this level for your convenience. Up stairs to the second level that has 2 bedrooms, the master bedroom has its own 4 pc ensuite and walk in closet. The second bedroom has its own 4 pc washroom as well. The fully developed basement has a large family room 3 pc bathroom and laundry area and pantry and additional storage.

This home is completed by a single attached garage with parking for 2 vehicles in the driveway. The location of this home is second to none with visitors parking directly across the street. Heated bus stop is only 3 mins away by foot. Local parks, playgrounds, and all shopping amenities only a few mins away. The fully fenced back yard is the perfect place for the kids and pets to roam. A good size deck which is the perfect place to entertain family and friends this up-and-coming summer BBQ season. The portable TIKI bar will help with beverages and has a built in BBQ space.







Large shed for all your gardening accessories. There are 2 mature trees for your back yard privacy.

Built in 2001

Essential Information

MLS® # A2197585 Price \$319,500

Bedrooms 2
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,329 Acres 0.09 Year Built 2001

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 112 Bruin Bay

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2T8

Amenities

Amenities Park, Parking, Playground

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Kitchen Island, Open Floorplan, Vinyl Windows, Laminate Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Landscaped, Lawn, Street Lighting, Few Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 80

Zoning R1P

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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