

\$189,900 - 100 Bruin Bay, Fort McMurray

MLS® #A2198426

\$189,900

4 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

100 Bruin Bay â€“ Corner-Lot Charm in a Vibrant Community

Welcome to 100 Bruin Bay, a delightful semi-detached bi-level home perfectly situated on a spacious corner lot. This property boasts a thoughtfully designed layout with four bedrooms, making it ideal for families or those seeking extra space.

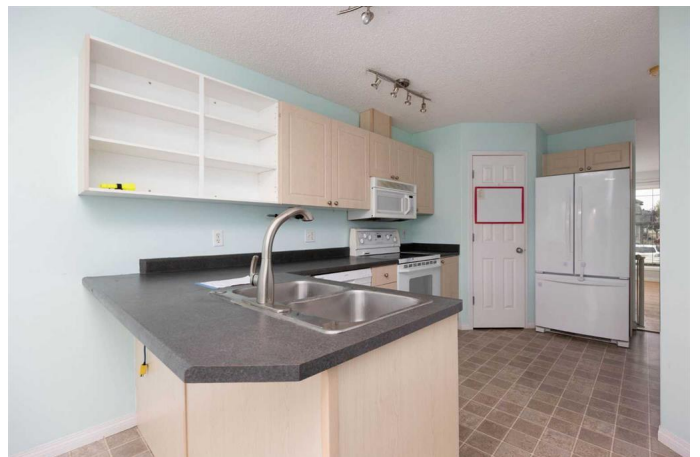
Inside, youâ€™ll find an open-concept kitchen that features an adequate amount of cabinets and countertop space and a living area highlighted by vaulted ceilings, creating an inviting and airy atmosphere. With two full bathrooms and a cozy recreation room on the lower level, this home seamlessly blends comfort and functionality.

Step outside to your own private, fenced-in yardâ€”a perfect space for kids, pets, or entertaining. The home is nestled in a vibrant community filled with amenities, including parks, water parks, baseball fields, and soccer parks, offering endless recreational opportunities for all ages.

If youâ€™re looking for the perfect balance of comfort, convenience, and community charm, 100 Bruin Bay is ready to welcome you home. Call for your personal viewing

Built in 2003

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2198426 |
| Price | \$189,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 909 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 100 Bruin Bay |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2R8 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Playground, Parking |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|----------------|
| Interior Features | See Remarks |
| Appliances | Other |
| Heating | Forced Air |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|-----------------|
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 79 |
| Zoning | R1P |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.