

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

MLS® #A2197585

**\$319,500**

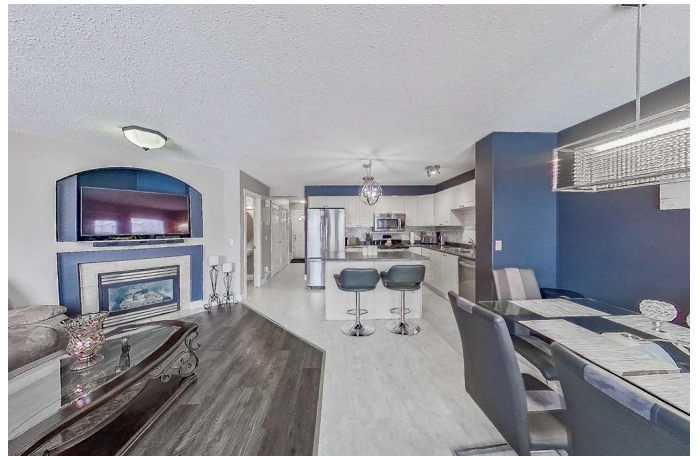
2 Bedroom, 4.00 Bathroom, 1,329 sqft

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 perfect 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 dining 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	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	112 Bruin Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T8

### **Amenities**

Amenities	Parking, Playground, Park
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows, Kitchen Island, Open Floorplan
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	Lawn, Few Trees, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	63
Zoning	R1P

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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