\$299,900 - 112 Bruin Bay, Fort McMurray

MLS® #A2231137

\$299,900

3 Bedroom, 4.00 Bathroom, 1,316 sqft Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Backyard Bliss! One of the main highlights of this home is the backyardâ€"a rare find in a duplex! The yard size rivals that of a single-family home and is beautifully maintained with a high-quality wraparound deck. Perfect for entertaining, the space features a portable TIKI bar, a dedicated BBQ/outdoor kitchen area, and plenty of room for guests. It's your personal retreat for summer gatherings!

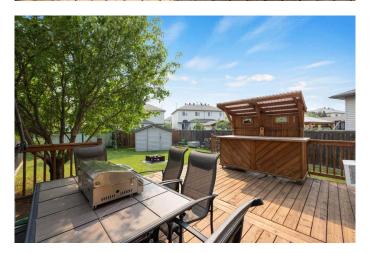
Welcome to 112 Bruin Bay, a well-maintained and affordable 2-storey duplex located in the quiet cul-de-sac of Bear Ridge Estates. Ideal for first-time homebuyers or empty nesters, this charming property offers comfort, convenience, and style.

The main floor boasts an open-concept kitchen with stainless steel appliances, ample cupboard and countertop space, and a central island with breakfast bar. The adjacent dining area comfortably seats six, while the cozy living room features a gas fireplaceâ€"the perfect spot to unwind after a long day. A convenient 2-piece powder room completes this level.

Upstairs, you'II find two spacious bedrooms. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom also enjoys its own 4-piece bathroom.







The fully developed basement includes a large family room that can easily be used as a third bedroom or guest suite, along with a 3-piece bathroom, a laundry area, pantry, and extra storageâ€"offering flexibility for your needs.

Additional features include a single attached garage, parking for two in the driveway, and visitor parking directly across the street. Just a 3-minute walk to a heated bus stop, and close to parks, playgrounds, and all major shopping amenities.

The fully fenced backyard offers privacy with two mature trees, a large storage shed, and plenty of space for kids and pets to roam. This home is summer-ready and waiting for its next chapter—don't miss your chance to own a gem like this!

Built in 2001

Essential Information

MLS® # A2231137 Price \$299,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,316
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, Visitor Parking

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas

Cooling Other
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning R1P

Listing Details

Listing Office RE/MAX Connect

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