

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

MLS® #A2231137

**\$299,900**

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

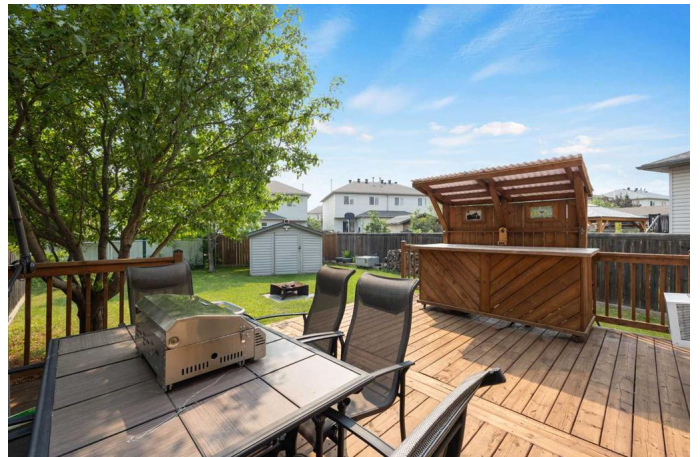
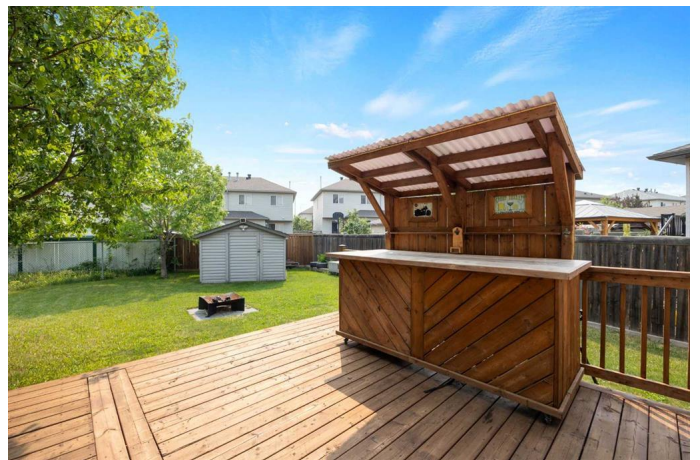
Timberlea, Fort McMurray, Alberta

Backyard Bliss! One of the main highlights of this home is the backyard—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 fireplace—the perfect spot to unwind after a long day. A convenient 2-piece powder room completes this level.

Upstairs, you'll 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 storage—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 | 33              |
| Zoning         | R1P             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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