



THE
A-TEAM

**RE/MAX
FIRST**

100 BRUIN Bay, Fort McMurray T9K 2R8

MLS®#: **A2181160**

Area: **Timberlea**

Listing Date: **11/27/24**

List Price: **\$214,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

908

Year Built:

2003

Low Sqft:

Ttl Sqft:

908

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

69

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Hardwood,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 5`11"	Bedroom	Main	10`9" x 12`3"
Bedroom	Main	9`5" x 10`1"	Dining Room	Main	9`2" x 12`1"
Kitchen	Main	10`4" x 15`6"	Living Room	Main	12`3" x 14`9"
4pc Bathroom	Basement	5`5" x 9`8"	Bedroom	Basement	13`11" x 11`5"
Bedroom	Basement	10`1" x 9`11"	Game Room	Basement	11`11" x 13`4"
Furnace/Utility Room	Basement	5`9" x 6`3"			

Legal/Tax/Financial

Condo Fee:
\$397

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0320810**

Remarks

Pub Rmks: **100 Bruin Bay - 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, you'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 yard—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 you'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**

Inclusions:
Property Listed By: **As is, Where is at time of possession
EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







