



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 BRUIN Bay, Fort McMurray T9K 2R8**

MLS®#: **A2181160**

Area: **Timberlea**

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

List Price: **\$225,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 30-Dec**

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

**36**

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 5`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 15`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 9`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 9`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`9" x 6`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 14`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`11" x 11`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`11" x 13`4"</b>

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**









