



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 BRUIN Bay, Fort McMurray T9K 2T8**

MLS® #: **A2197585**      Area: **Timberlea**      Listing Date: **02/27/25**      List Price: **\$329,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **3,778 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Few Trees, Landscaped, Lawn, Street Lighting**  
 Park Feat: **Single Garage Attached**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding**  
 Flooring: **Carpet, Hardwood, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 10`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 15`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`5" x 8`7"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 14`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`5" x 12`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 6`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`2" x 6`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`6" x 6`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$397**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R1P**

Legal Desc: **0320810**

Remarks

Pub Rmks: **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.**

Inclusions: **Existing S/S Fridge, Stove , Dishwasher, all window coverings, not stainless steel Washer and dryer, Shed, Garage door opener , portable bar on back deck.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









