



THE
A-TEAM

**RE/MAX
FIRST**

112 BRUIN Bay, Fort McMurray T9K 2T8

MLS® #: **A2231137** Area: **Timberlea** Listing Date: **06/13/25** List Price: **\$299,900**
 Status: **Active** 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: **Back Yard,Cul-De-Sac**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,316**
 Low Sqft:
 Ttl Sqft: **1,316**

DOM

1
Layout
 Beds: **3 (2 1)**
 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: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$397** Title: **Fee Simple** Zoning: **R1P**
 Fee Freq: **Monthly**
 Legal Desc: **0320810**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
RE/MAX Connect**

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







