

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

MLS® #A2231137

**\$299,900**

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

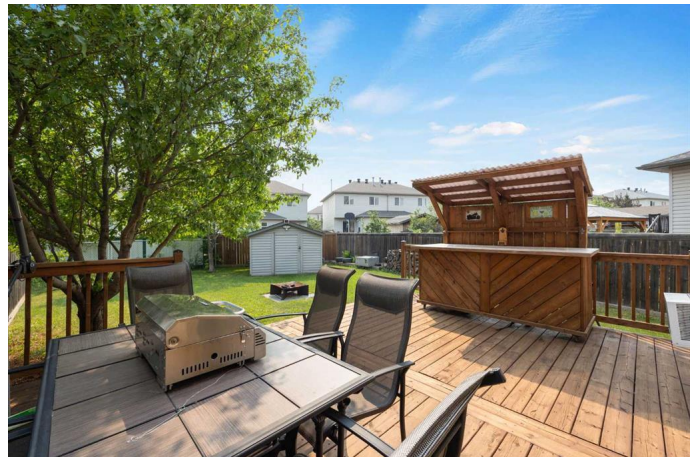
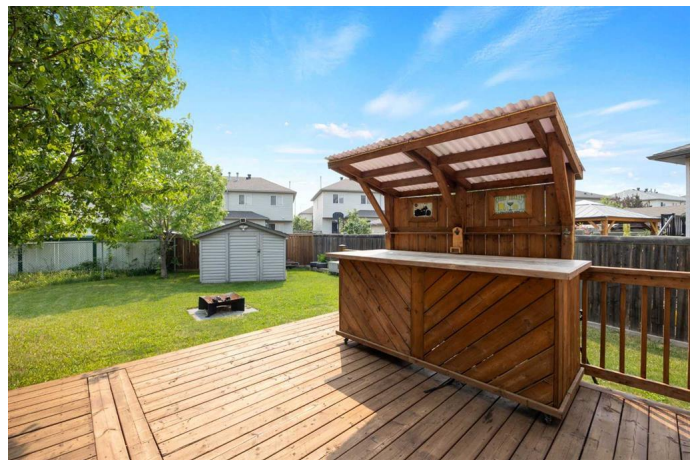
Timberlea, Fort McMurray, Alberta

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	12
Zoning	R1P

### Listing Details

Listing Office	RE/MAX Connect
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