

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

MLS® #A2231137

\$299,900

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

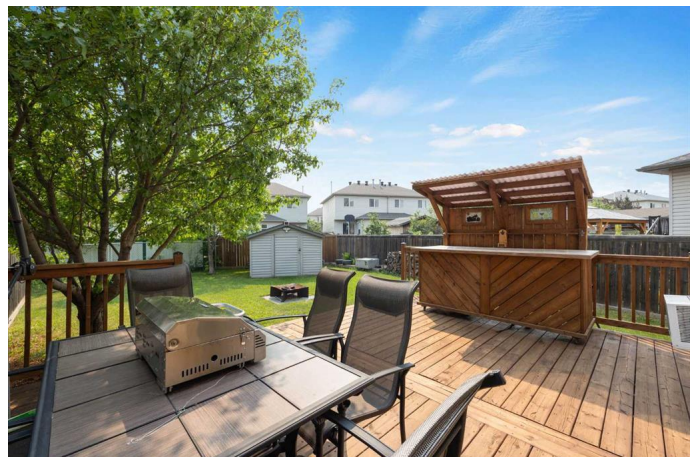
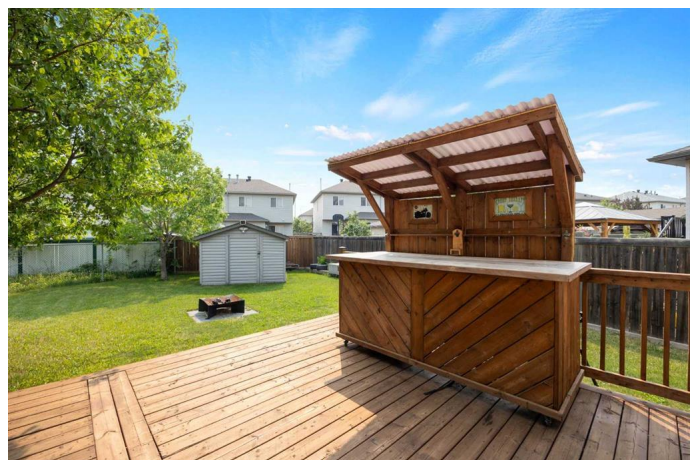
Timberlea, Fort McMurray, Alberta

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	34
Zoning	R1P

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.