

# \$209,500 - 100 Bruin Bay, Fort McMurray

MLS® #A2198426

## \$209,500

4 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

100 Bruin Bay â€“ 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.

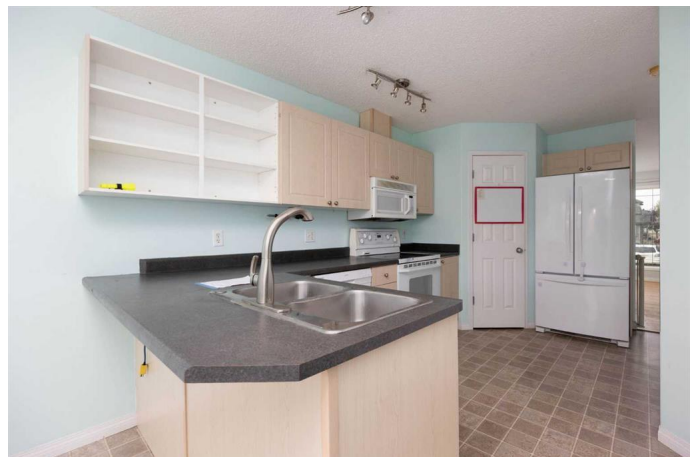
Inside, youâ€™ll find an open-concept kitchen that features an adequate amount of cabinets and countertop space and a living area highlighted by vaulted ceilings, creating an inviting and airy atmosphere. With two full bathrooms and a cozy recreation room on the lower level, this home seamlessly blends comfort and functionality.

Step outside to your own private, fenced-in yardâ€”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 youâ€™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

Built in 2003

## Essential Information



MLS® #	A2198426
Price	\$209,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	100 Bruin Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R8

### **Amenities**

Amenities	Parking, Playground
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	33
Zoning	R1P

### **Listing Details**

Listing Office	EXP REALTY
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