

# \$189,900 - 100 Bruin Bay, Fort McMurray

MLS® #A2198426

**\$189,900**

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.

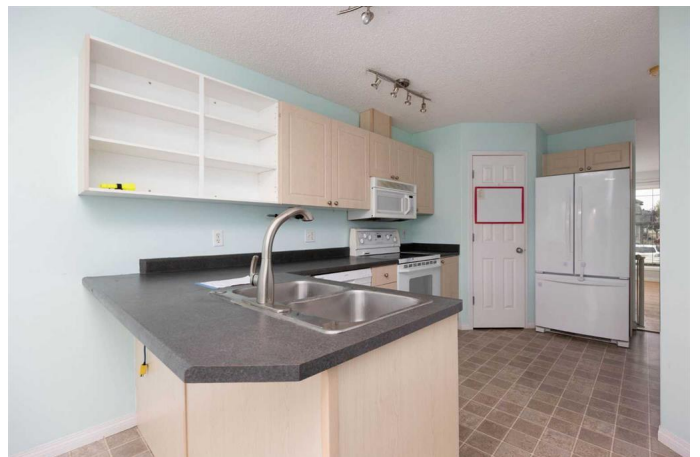
Inside, youâ€™ll find an open-concept kitchen that features an adequate amount of cabinets and countertop space and a living area highlighted by vaulted ceilings, creating an inviting and airy atmosphere. With two full bathrooms and a cozy recreation room on the lower level, this home seamlessly blends 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	\$189,900
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
-------------------	--------------

Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	69
Zoning	R1P

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.