



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100 Bruin Bay
Fort McMurray, Alberta

MLS # A2333192



\$280,000

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	909 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed, Gazebo, Small freezer, mail key x2, house keys x2. Telus security equipment, 1 camera and 1.5 years remaining on contract.

Open House Tuesday August 11th 5:00pm-7:00pm | Welcome to 100 Bruin Bay, a freshly updated bi-level duplex offering exceptional living space, four bedrooms, two full bathrooms, central air conditioning and a private, fully fenced backyard. Situated on a corner lot with a wide side gate for easy backyard access and a driveway for two vehicles plus visitors parking conveniently located directly across the road, it offers a comfortable and practical layout for families, first-time buyers or those looking for room to grow. The living room is warm and welcoming, with hardwood flooring that has been newly stained and a gas fireplace creating a comfortable focal point. The entire home has been painted top to bottom in a light neutral colour making styling easy. The kitchen features light cabinetry contrasted by dark laminate countertops, a pantry and all-new appliances added in 2025. The adjoining dining area provides a natural place to gather with direct access to the large back deck for easy indoor outdoor dining. The main level is host to two bedrooms and a four piece bathroom with an updated vanity light. Located at the back of the home, the primary bedroom offers a quieter setting with space for your king sized bed and new closet doors. The finished basement feels bright and inviting, with high ceilings, fresh paint and laminate flooring extending through the main living areas. A spacious family room provides plenty of room for movie nights, a games area or a comfortable place for the family to unwind. Thoughtful storage has been incorporated beneath the stairs, while the laundry area features a new washer and dryer installed in 2025. A small freezer is also included. Two generously sized bedrooms are located on the lower level, both finished in light neutral paint and new closet doors. One bedroom includes a walk-in closet, adding valuable storage. A second four-piece bathroom

completes this level and makes the basement especially functional for older children, guests or extended family. Outside the fully fenced yard offers space for children or pets to enjoy, while the included gazebo creates a shaded place to relax throughout the warmer months. A natural gas line makes summer barbecuing easy, and the included shed provides additional storage for seasonal equipment. Additional improvements include replaced window screens throughout, freshly painted walls, new smoke detectors and new carbon monoxide detector. With central air conditioning, a flexible floor plan, extensive cosmetic updates and a private outdoor space, 100 Bruin Bay is a thoughtfully maintained home filled with warmth and ready for its next chapter.