



THE
A-TEAM

**RE/MAX
FIRST**

108 DENHOLM Gate #109, Fort McMurray T9H0B3

MLS® #: **A2164179**

Area: **Downtown**

Listing Date: **10/06/24**

List Price: **\$189,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 08-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,204**
Low Sqft:
Ttl Sqft: **1,204**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Off Street,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,See Remarks,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Living Room | Main | 13`6" x 12`6" |
| Kitchen | Main | 7`11" x 9`0" |
| 4pc Bathroom | Main | 4`11" x 8`6" |
| Bedroom - Primary | Main | 15`10" x 12`0" |
| Den | Main | 16`11" x 12`1" |

| Room | Level | Dimensions |
|--------------|-------|----------------|
| Dining Room | Main | 8`11" x 15`6" |
| Foyer | Main | 8`3" x 6`6" |
| Bedroom | Main | 10`10" x 11`4" |
| 4pc Bathroom | Main | 4`11" x 8`5" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$760

Fee Simple

LBLR4

Fee Freq:
Monthly

Legal Desc: 0741021

Remarks

Pub Rmks: **RARE FIND IN DENHOLM GATE! Welcome to 109- 108 Denholm Gate, this home boasts pride in ownership throughout with tons of updates. In addition this floor plan is the largest in the building, located on the ground floor 2 BEDROOM 2 BATHROOMS AND A DEN! This pristine and move in ready home shines above the rest. Inside this condo you have open-concept living with a spacious kitchen featuring built-in appliances, an eat-up breakfast bar. This kitchen offers a NEW Refrigerator, Dishwasher, Over Range Hood and High Arc Pull down Spray faucet. The kitchen opens up to your dining room and bright oversized living room. This entire living space offers high ceilings. The dining and living area features new laminate flooring and a gas fireplace. In addition off the living room you have a garden door leading to your private covered balcony with gas BBQ hookup. This extra-large condo offers NEW carpets throughout the 2 bedrooms and Den. The Primary bedroom features a walk-in closet separated from the room by a pleated folding door. The walk in closet leads through to your full ensuite. There is also an additional second 4 pc bathroom in the home. Then to complete this living space with over 1000 sq ft you have in-suite laundry with storage. This turn-key package also includes 1 UNDERGROUND PARKING STALL with additional storage. Added bonuses of this well-secured complex is ample visitor parking, perfectly located near many amenities, parks, Keyano College, transit and site bus stops. Call today and schedule your personal viewing!**

Inclusions: **Window Coverings, Dishwasher, Fridge, Stove, Washer, Dryer, Microwave**

Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





