



THE
A-TEAM

**RE/MAX
FIRST**

108 DENHOLM Gate #109, Fort McMurray T9H0B3

MLS® #: **A2164179** Area: **Downtown** Listing Date: **10/06/24** List Price: **\$159,900**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$19k, 14-Jan** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,115**
 Low Sqft:
 Ttl Sqft: **1,115**

DOM

121
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:

Covered,Enclosed,Heated Garage,Off Street,See Remarks,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"
Bonus Room	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: **Motivated Seller!!! Seller is open to a reasonable offers with a quick possession!!! RARE FIND IN DENHOLM GATE! Welcome to 109- 108 Denholm Gate, this home boasts pride in ownership throughout with tons of updates. The sellers have recently had door trims, baseboards and heaters professionally painted providing a fresh look throughout the whole home! In addition this floor plan is the largest in the building, located on the ground floor, 2 BEDROOM 2 BATHROOMS AND A BONUS ROOM! 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 plus a Bonus Room. 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 HEATED 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





