



THE
A-TEAM

**RE/MAX
FIRST**

108 DENHOLM Gate #109, Fort McMurray T9H0B3

MLS® #: **A2164179**

Area: **Downtown**

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

List Price: **\$179,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,115

Low Sqft:

Ttl Sqft:

1,115

Lot Sz Ar:

Lot Shape:

DOM

88

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. 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





