



THE
A-TEAM

**RE/MAX
FIRST**

100 DENHOLM Gate #104, Fort McMurray T9H 0B2

MLS® #: **A2175735** Area: **Downtown** Listing Date: **10/31/24** List Price: **\$159,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** 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:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,118**
 Low Sqft:
 Ttl Sqft: **1,118**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Concrete,Mixed,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **None**
 Int Feat: **Laminate Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 25`1"	Bedroom	Main	13`5" x 11`3"
Bedroom - Primary	Main	12`0" x 11`11"	Walk-In Closet	Main	7`0" x 3`11"
4pc Ensuite bath	Main	4`10" x 7`10"	Kitchen	Main	8`5" x 8`10"
Laundry	Main	5`11" x 7`4"	4pc Bathroom	Main	4`10" x 7`10"

Legal/Tax/Financial

Condo Fee: **\$691** Title: **Fee Simple** Zoning: **LBLR4**

Legal Desc: 0741008

Fee Freq:
Monthly

Remarks

Pub Rmks: **Close to all downtown amenities and walking distance to the river and Keyano College this 2 bedroom, 2 bathroom condo is a must see. The property is in good condition with updated flooring and paint an open concept floor plan, offering an abundance of natural lighting. The oversized living area has a corner gas fireplace and direct access to massive, wrap-around deck. There is a nice size laundry room with extra storage space, a 4-piece main bathroom and a large porch/entryway. The primary bedroom has a 4-piece en-suite with a large functional walk-in closet and the second bedroom is also oversized with a large window. Buyer to verify: Condo fees are \$690.61 and the property has assigned parking.**

Inclusions:
Property Listed By: **AS IS WHERE IS
COLDWELL BANKER UNITED**

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





