



THE
A-TEAM

**RE/MAX
FIRST**

108 DENHOLM Gate #409, Fort McMurray T9H 0B3

MLS® #: **A2181041**

Area: **Downtown**

Listing Date: **12/09/24**

List Price: **\$115,000**

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**

Finished Floor Area
Abv Sqft: **791**
Low Sqft:
Ttl Sqft: **791**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	
Dinette	Main	15`5" x 6`6"
Kitchen	Main	9`1" x 8`0"
Den	Main	8`3" x 11`6"

Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 11`0"
Foyer	Main	10`4" x 8`3"
Living Room	Main	12`7" x 16`4"

Legal/Tax/Financial

Condo Fee:
\$538

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
LBLR4

Legal Desc: **0741021**

Remarks

Pub Rmks: **Top-Floor Treasure with a View! Ready for an easy, stress-free lifestyle? This 1-bedroom plus den condo is your perfect downtown hideaway. Located on the top floor, it comes with tall ceilings that make the space feel airy and bright. The covered balcony is the cherry on top - a great spot for morning coffee or evening chill sessions. Whether you're a busy commuter, a student at Keyano College, or an investor looking for the perfect property, this location can't be beat. You can walk to shops, restaurants, and everything downtown has to offer. Plus, the underground parking means no more scraping your car in the winter - just hop in and go. The den offers extra space for a home office, hobby zone, or even a guest room when friends come to visit. In-suite laundry? Yes, it's here! No more running to the laundromat. This large unit is move-in ready and perfect for a "lock up and go" lifestyle. Need to travel or work out of town? Just close the door and know everything's safe and sound. Check out the detailed floor plans where you can see every sink and shower in the home and 360 tour. Are you ready to say yes to this address? Property to be sold as is where is. \$537.60 for condo fees monthly.**

Inclusions:
Property Listed By: **no chattels as is where is on possession
RE/MAX FORT MCMURRAY**

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





