



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 DENHOLM Gate #102, Fort McMurray T9H 0B3**

MLS® #: **A2182740**

Area: **Downtown**

Listing Date: **12/10/24**

List Price: **\$134,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Fort McMurray**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **730**  
Low Sqft:  
Ttl Sqft: **730**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**11**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Barbecue,BBQ gas line,Lighting**

Construction: **None**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`9" x 12`6"	Kitchen	Main	7`9" x 8`6"
Bedroom - Primary	Main	10`11" x 11`3"	Walk-In Closet	Main	3`2" x 8`4"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: <b>\$468</b>	Title: <b>Fee Simple</b>	Zoning: <b>LBLR4</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **0741021**

Remarks

Pub Rmks: **Stunning Downtown Condo - Fully Updated and Move-In Ready! Discover the perfect blend of modern upgrades and urban convenience in this beautifully updated downtown condo. Located in the heart of the city, this property offers an amazing lifestyle with walking trails, bike paths, shopping, and amenities just steps from your front door. In 2018, this condo underwent extensive renovations to provide a fresh, contemporary living space. The flooring was upgraded to durable vinyl plank, and the kitchen was completely modernized with all-new stainless steel Whirlpool appliances, a new sink, faucet, and stylish light fixtures. The updates don't stop there - a Samsung washer and dryer were also installed, making laundry a breeze. Throughout the home, the ceilings were painted, baseboards replaced, and new blinds installed for a polished, cohesive look. The living area features a new ceiling fan for added comfort, making the space perfect for relaxing or entertaining. This unit also comes with a perk - underground assigned heated parking (spot #102) and an additional secure storage locker for your convenience. Furnishings are negotiable, and two TVs with mounts are included, providing an excellent opportunity for a turnkey move. The building itself offers fantastic security, featuring a locked lobby with cameras for your peace of mind. Whether you're a professional looking to live close to work, a student seeking proximity to schools, or someone who loves the convenience of downtown living, this condo has it all. From its thoughtful updates and premium appliances to its unbeatable location, this property is a must-see. Schedule your showing today and experience the perfect combination of comfort, style, and downtown convenience!**

Inclusions:  
Property Listed By: **electric fireplace, natural gas BBQ, tv mount in living room, tv mount in primary bedroom**  
**RE/MAX FORT MCMURRAY**

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



















