



THE
A-TEAM

**RE/MAX
FIRST**

100 DENHOLM Gate #402, Fort McMurray T9H0J8

MLS® #: **A2184340**

Area: **Downtown**

Listing Date: **01/07/25**

List Price: **\$139,900**

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**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **781**
Low Sqft:
Ttl Sqft: **781**

DOM

13
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat: **Corner Lot,Greenbelt,No Neighbours Behind,See Remarks**
Park Feat: **Assigned,Garage Door Opener,Heated Garage,Parkade,See Remarks,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Natural Gas,Radiant**
Sewer:
Ext Feat: **Balcony**

Construction: **See Remarks**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 7`11"	Mud Room	Main	10`3" x 7`11"
Dining Room	Main	5`4" x 11`2"	4pc Bathroom	Main	8`3" x 4`11"
Den	Main	8`4" x 11`6"	Living Room	Main	12`7" x 11`9"
Bedroom - Primary	Main	11`2" x 10`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$538

Fee Simple

LBLR4

Fee Freq:

Monthly

Legal Desc: 0741008

Remarks

Pub Rmks: **402-100 DENHOLM GATE - Located across from Keyano College in downtown Fort McMurray. This 1 Bedroom + Den, 4th floor unit facing the Green space has a patio deck looking out to this great view. Also not on a busy road so you'll enjoy this quiet location downtown which is hard to find. Also owner just installed new carpets, been freshly painted and has been all cleaned and ready for immediate possession! Finally you also have in-suite laundry & storage + underground heated parking stall. This property is close to so many amenities like (Keyano College, Home Hardware, Banks, Canadian Tire, Coffee Shops/Restaurants & more...) and is walking distance to the Snye River Park and Heritage. Shipyard Park. Call today to view this well priced unit!**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, UNDERGROUND PARKADE REMOTE**
Property Listed By: **COLDWELL BANKER UNITED**

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







