



THE
A-TEAM

**RE/MAX
FIRST**

100 DENHOLM Gate #203, Fort McMurray T9H 0B2

MLS® #: **A2185802** Area: **Downtown** Listing Date: **01/07/25** List Price: **\$159,900**
 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: **1,023**
 Low Sqft:
 Ttl Sqft: **1,023**

DOM

13
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: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Mixed,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Freezer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Closet Organizers,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`11"	4pc Ensuite bath	Main	7`10" x 4`11"
Bedroom	Main	11`2" x 13`4"	Bedroom - Primary	Main	11`11" x 11`10"
Dining Room	Main	17`10" x 11`9"	Kitchen	Main	10`5" x 8`2"
Living Room	Main	13`9" x 13`7"	Foyer	Main	6`9" x 7`8"

Legal/Tax/Financial

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

Legal Desc: 0741008

Fee Freq:
Monthly

Remarks

Pub Rmks: **Beautifully renovated and completely turn-key, this two-bedroom, two-bath end-unit condo is ready to impress! Featuring brand new vinyl plank flooring, fresh paint, updated lighting in the kitchen and bathrooms, new stainless steel fridge (2024) and dishwasher (2023), this home combines style and functionality with its open-concept living. Enjoy the serene greenspace, treeline views with its newly finished berm, and stunning northern lights right from your window or balcony. Let's not forget the cozy fireplace to keep you warm in the winter! Additional features include, in-suite laundry, heated underground parking with storage and a secure building with elevator access. Located close to Keyano College, downtown shopping, city and site bus pickup right outside your front door! This is the ideal home for first time home buyers or an investment opportunity. Don't miss out on 203 - 100 Denholm Gate!**

Inclusions: N/A
Property Listed By: RE/MAX FORT MCMURRAY

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





