



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 DENHOLM Gate #111, Fort McMurray T9H 0E8**

MLS® #: **A2223935**

Area: **Downtown**

Listing Date: **05/22/25**

List Price: **\$165,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **2014**  
Year Built:

Finished Floor Area

Abv Sqft: **918**

Low Sqft:

Ttl Sqft: **918**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**7**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment-Single  
Level Unit**

Access:

Lot Feat:

Park Feat: **Outside,Stall**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction:  
**Concrete,Vinyl Siding**  
Flooring:  
**Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Soaking Tub,Storage,Vinyl Windows,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>
<b>4pc Bathroom</b>	<b>Main</b>	<b>13`4" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>16`2" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`7" x 13`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 12`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 10`1"</b>
<b>Storage</b>	<b>Main</b>	<b>5`1" x 8`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$591**

Title:  
**Fee Simple**

Zoning:  
**LBLR4**

Legal Desc:	1424441	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your new home in the vibrant heart of downtown Fort McMurray - where lifestyle, location, and value come together. This fantastic 2-bedroom, 1-bathroom condo is in immaculate condition and offers a perfect blend of comfort and convenience. Ideal for first-time buyers, students, or investors, this unit is just steps away from Keyano College, shopping centers, restaurants, parks, and public transit, making it an unbeatable location for urban living. As you enter, you'll be welcomed by a spacious and functional kitchen featuring an eat-up breakfast bar, modern countertops, and plenty of cabinetry - perfect for everyday cooking and entertaining. The open-concept layout continues into a bright and inviting living area with direct access to your private balcony, offering a peaceful spot for your morning coffee or evening wind-down. The primary bedroom serves as a relaxing retreat, complete with a walk-through closet and direct access to a full 4-piece bathroom. The second bedroom is also generously sized and can easily serve as a guest room, home office, or hobby space. Additional features include in-suite laundry for added convenience and an assigned parking stall for your vehicle. Whether you're tired of renting or looking to expand your investment portfolio, this move-in-ready condo offers exceptional value. With current mortgage rates, owning could be more affordable than renting—giving you the chance to invest in your future while enjoying a low-maintenance lifestyle in a prime location. Don't miss your opportunity to own a beautifully maintained condo in the heart of downtown. Call today to schedule your private showing and take the first step toward homeownership!</p>		
Inclusions: Property Listed By:	<p>Fridge, Stove, Microwave, Dishwasher, Washer, Dryer RE/MAX Connect</p>		

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







