



THE
A-TEAM

**RE/MAX
FIRST**

108 DENHOLM Gate #207, Fort McMurray T9H 0B3

MLS® #: **A2239687**

Area: **Downtown**

Listing Date: **07/14/25**

List Price: **\$169,900**

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

Finished Floor Area

Abv Sqft:

1,119

Low Sqft:

Ttl Sqft:

1,119

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat:

Elevator, High Ceilings, Open Floorplan, 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>
			<u>Legal/Tax/Financial</u>		
Condo Fee:		Title:		Zoning:	
\$693		Fee Simple		LBLR4	
		Fee Freq:			
		Monthly			
Legal Desc:	0741021	Remarks			

Pub Rmks:

Welcome to 207-108 Denholm Gate: A bright, tidy, and well-kept 2 BEDROOM, 2 FULL BATHROOM condo in a lovely, quiet downtown location. This sunny south-facing CORNER UNIT sits on the second floor and gets tons of natural light, making it feel warm and inviting all day long. Inside, you'll love the OPEN CONCEPT layout with 9-FOOT ceilings, a STUNNING CORNER GAS FIREPLACE, and BEAUTIFUL flooring THROUGHOUT the main living areas, with carpet only in one bedroom for a touch of comfort. Both bedrooms are spacious, one even features a WALK-IN CLOSET and its own FULL ENSUITE BATHROOM, giving you that extra bit of privacy and luxury. The kitchen comes with all the appliances you need (NEW MICROWAVE & DISHWASHER), and there's even a dedicated IN-UNIT LAUNDRY ROOM for extra convenience. Step outside to your own COVERED PORCH, perfect for sipping your morning coffee or firing up the BBQ on warm summer days. This unit also comes with a perk - underground assigned HEATED PARKING (spot #22), an additional SECURE STORAGE LOCKER for your convenience, and TONS OF VISITOR PARKING AVAILABLE, and is just a SHORT WALK to Keyano College and the Syncrude Sport & Wellness Centre, perfect whether you're studying, working, or looking to stay active. Located in the growing Longboat Landing neighbourhood, you're close to trails, amenities, and all that downtown has to offer. Plus, your CONDO FEES ALREADY INCLUDE HEAT AND WATER, making this home even more affordable and stress-free. It's MOVE-IN READY and a fantastic option for first-time buyers, investors, or anyone looking to downsize without giving up style and comfort. Come take a look, you'll feel right at home! Call now!

Inclusions:

Property Listed By:

N/A

ROYAL LEPAGE BENCHMARK

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







