



GRASSROOTS
REALTY GROUP

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**303, 111 Denholm Gate
Fort McMurray, Alberta**

MLS # A2244350



\$159,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to Heritage Landing – Unit 303, 111 Denholm Gate! This bright and airy 3rd-floor condo offers a spacious open-concept layout that feels instantly inviting. Inside, you'll find two generously sized bedrooms, including a primary suite with a private 4-piece ensuite, plus a second full 4-piece bathroom, ideal for guests or shared living. Enjoy the perks of living in a clean, secure building with two assigned parking stalls, one in the heated underground parkade and one conveniently located outside at the end of the row. It's truly the best of both worlds, especially during our winter months! Located in at the south end of Fort McMurray, you're just steps away from shops, restaurants, parks, waterparks, trails, schools, and more. Whether you're a first-time buyer, downsizer, or investor, this unit offers unbeatable value in one of the most amenity-rich areas of the city. Don't miss your chance to own in this beautiful building.