



**GRASSROOTS**  
REALTY GROUP

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**401, 108 Denholm Gate  
Fort McMurray, Alberta**

**MLS # A2249288**



**\$134,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LBLR4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings

TOP FLOOR UNIT! Welcome to 401-108 Denholm Gate &ndash; the perfect starter spot for someone who&rsquo;s ready to stop renting and start owning. This bright top-floor condo offers 1 bedroom + a DEN/HOME OFFICE (hello, work-from-home setup ??). With sunny south-facing windows, your place will always feel fresh and full of natural light. The open-concept layout means you can host friends without feeling cramped&mdash;there&rsquo;s room for game nights, dinner parties, or just Netflix marathons. Bonus: in-suite laundry (no more lugging clothes around) and heated underground parking with elevator access&mdash;perfect for winter. Love convenience? You&rsquo;ll be just steps from Keyano College, Syncrude Sport & Wellness Centre, shopping, bus routes, and all of downtown&rsquo;s best spots. Whether you&rsquo;re looking for your first home or a smart investment property, this condo checks all the boxes.