



GRASSROOTS
REALTY GROUP

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**106, 100 Denholm Gate
Fort McMurray, Alberta**

MLS # A2261711



\$129,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 582
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBLLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: as is where is at the time of possession

Charming & Updated 2-Bedroom Condo in Longboat Landing Welcome to this beautifully updated 2-bedroom, 1-bathroom condo ideally situated in the sought-after community of Longboat Landing. Located on the main level and offering 846 sq. ft. of thoughtfully designed living space, this home combines comfort, functionality, and outstanding value. From the moment you step inside, you'll be greeted by a bright, open-concept layout featuring durable vinyl plank flooring and an abundance of natural light. The living area flows seamlessly onto a private balcony—perfect for taking in serene views or enjoying your morning coffee. Stay cool year-round with the added comfort of central air conditioning, making this home a true retreat in every season. The kitchen is both stylish and practical, featuring crisp white cabinetry, modern laminate countertops, and a convenient eat-up breakfast bar—ideal for casual dining or entertaining guests. Both bedrooms are generously sized, offering plenty of space for rest, work, or relaxation. The unit also includes one assigned underground parking stall, a rare and valuable addition that enhances both security and convenience. Condo fees cover heat, water, garbage removal, common area maintenance, and reserve fund contributions—making ownership simple and stress-free. Whether you're a first-time buyer, downsizer, or savvy investor, this competitively priced gem is not to be missed. Call today to book your private showing!