



**GRASSROOTS**  
REALTY GROUP

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206, 108 Denholm Street  
Fort McMurray, Alberta

MLS # A2275736



**\$136,500**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LBLR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

**Inclusions:** as is where is at the time of possession

Prime Downtown Investment Opportunity This executive-style, second-floor condominium is located in a highly sought-after downtown neighbourhood, offering an exceptional balance of urban convenience and natural surroundings. The southeast-facing unit enjoys abundant natural light throughout the day and unobstructed views of the surrounding tree-covered hills—an attractive feature for both owner-occupants and tenants. Situated in a quiet, modern building with secure access, elevator service, and professionally maintained landscaping, the property offers an underground assigned parking stall. The interior is thoughtfully designed, featuring 9-foot ceilings and expansive windows that create a bright, open atmosphere. The well-appointed kitchen includes maple cabinetry and durable ceramic tile flooring and backsplash, flowing seamlessly into a spacious open-concept living and dining area with direct access to a private patio. The patio is equipped with a gas line and electrical outlets, adding functional outdoor living space. The unit includes two generously sized bedrooms and a well-maintained four-piece bathroom with convenient direct access from the primary bedroom. . Additional value is provided by one assigned underground parking stall with a large, enclosed storage area. With its desirable location, strong tenant appeal, and low-maintenance construction, this property represents an excellent opportunity for investors seeking stability, quality, and long-term appreciation in a prime downtown market.