



**407, 100 Denholm Gate
Fort McMurray, Alberta**

MLS # A2288054



\$169,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,117 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	LBLR4
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Stunning Downtown Condo! Move-In Ready! Corner unit! Newer luxury vinyl flooring and freshly painted. Conveniently located in the heart of the city, this property offers an amazing lifestyle with walking trails, bike paths, shopping, and amenities just steps from your front door. The spacious living area features a corner gas fireplace with separate dining area making the space perfect for relaxing or entertaining. Primary bedroom has its own en-suite bath as well as an additional bedroom and another bathroom. You will also enjoy the convenience of in suite laundry. This unit also comes with an underground assigned heated parking (A-3) and an additional secure storage locker for your convenience. Furnishings are negotiable, The building itself offers fantastic security, featuring a locked lobby with cameras for your peace of mind. Whether you're a professional looking to live close to work, a student seeking proximity to schools or someone who loves the convenience of downtown living, this condo has it all. This property is a must see and will not last long at this price.. Schedule your showing today and experience the perfect combination of comfort, style and downtown convenience!