

# \$147,500 - 202, 108 Denholm Gate, Fort McMurray

MLS® #A2263030

## \$147,500

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

This well maintained 2 bedroom unit is move in ready and the perfect opportunity for an investor, a commuter or anyone looking to downsize or simplify life! Apartment #202 is situated on the south facing side of the second floor, and the entrance to the apartment is just a few steps off the elevator! The home has an open concept layout with a large window allowing sun to pour in over the new luxury vinyl plank flooring installed by Prestige flooring. The kitchen features a new fridge, warm hued cabinetry, lots of cupboard space and an eat up breakfast bar. The primary suite has room for a king bed, a large window and a walk-through closet conveniently connecting to the 4-piece bathroom. With a spacious second bedroom, a new stackable washer and dryer in the laundry/storage room, your own private balcony oasis to soak up the warmer months and heated underground parking & storage (to help survive the colder ones!), this unit has it all! The complex is located near Keyano College, shopping, all amenities, beautiful riverside walking trails, playgrounds, splash parks, ball diamonds and a quick 2 minute drive to connect to Hwy 63! With heat and water included in the condo fees, this home is affordable and ready to be yours!

Built in 2007

## Essential Information

MLS® #

A2263030



Price	\$147,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 108 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Assigned, See Remarks

### Interior

Interior Features	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed	October 6th, 2025
Zoning	LBLR4

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.