

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

MLS # A2249288



\$134,900

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

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

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

TOP FLOOR UNIT! Welcome to 401-108 Denholm Gate – the perfect starter spot for someone who’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—there’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—perfect for winter. Love convenience? You’ll be just steps from Keyano College, Syncrude Sport & Wellness Centre, shopping, bus routes, and all of downtown’s best spots. Whether you’re looking for your first home or a smart investment property, this condo checks all the boxes.