

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

**MLS # A2261711**



**\$119,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LBLLR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!