

**202, 108 Denholm Gate
Fort McMurray, Alberta****MLS # A2263030****\$147,500**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LBLR4
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

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 hues 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!