

**201, 111 Denholm Gate
Fort McMurray, Alberta****MLS # A2274770****\$159,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	LBRL4
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: All furniture, window coverings

Contemporary, stylish, and affordable, this private corner unit features 2 bedrooms and 1 full bathroom with a bright, open-concept layout perfect for comfort and entertaining. The kitchen offers a convenient eat-up bar. Enjoy the benefits of in-suite laundry and generous closet space. The spacious living area opens to a private covered deck—ideal for BBQs and relaxing evenings. Located in a quiet, secure building with video surveillance, this unit includes a visitor parking pass, one heated underground stall, and an energized surface stall. Downtown living provides quick access to amenities, parks, and recreational facilities, including Keyano College and MacDonald Island Park. Perfect for those seeking a vibrant urban lifestyle! Units in this complex don't last long—schedule your showing today.