

**206, 108 Denholm Street  
Fort McMurray, Alberta**

**MLS # A2275736**



**\$136,500**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	849 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>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LBLR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters		

<b>Inclusions:</b>	as is where is at the time of possession
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Prime Downtown Investment Opportunity This executive-style, second-floor condominium is located in a highly sought-after downtown neighbourhood, offering an exceptional balance of urban convenience and natural surroundings. The southeast-facing unit enjoys abundant natural light throughout the day and unobstructed views of the surrounding tree-covered hills—an attractive feature for both owner-occupants and tenants. Situated in a quiet, modern building with secure access, elevator service, and professionally maintained landscaping, the property offers an underground assigned parking stall. The interior is thoughtfully designed, featuring 9-foot ceilings and expansive windows that create a bright, open atmosphere. The well-appointed kitchen includes maple cabinetry and durable ceramic tile flooring and backsplash, flowing seamlessly into a spacious open-concept living and dining area with direct access to a private patio. The patio is equipped with a gas line and electrical outlets, adding functional outdoor living space. The unit includes two generously sized bedrooms and a well-maintained four-piece bathroom with convenient direct access from the primary bedroom. Additional value is provided by one assigned underground parking stall with a large, enclosed storage area. With its desirable location, strong tenant appeal, and low-maintenance construction, this property represents an excellent opportunity for investors seeking stability, quality, and long-term appreciation in a prime downtown market.