

**403, 115 Denholm Gate
Fort McMurray, Alberta****MLS # A2283761****\$170,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	LBRL4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Ceiling Fans, Window Coverings

Welcome to 403-115 Denholm Gate, a bright and inviting, top floor, 2 bed, 2 bath unit in the heart of Downtown. With 932 sq ft of sun-filled living space, this home features laminate flooring in the main living areas, a modern kitchen with dark cabinetry, and a cozy eat-up breakfast bar. With dual entry closets, a separate laundry room with extra storage, and your own underground heated parking stall (U65) you are sure to fall in love. Located close to walking trails, Keyano College, Syncrude Sport & Wellness Centre, shops, restaurants, and more, this home offers convenience in a fantastic setting. Schedule your private showing today!