

**111, 115 Denholm Gate**  
**Fort McMurray, Alberta**

**MLS # A2223935**



**\$165,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 591
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	LBLR4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Welcome to your new home in the vibrant heart of downtown Fort McMurray — where lifestyle, location, and value come together. This fantastic 2-bedroom, 1-bathroom condo is in immaculate condition and offers a perfect blend of comfort and convenience. Ideal for first-time buyers, students, or investors, this unit is just steps away from Keyano College, shopping centers, restaurants, parks, and public transit, making it an unbeatable location for urban living. As you enter, you'll be welcomed by a spacious and functional kitchen featuring an eat-up breakfast bar, modern countertops, and plenty of cabinetry — perfect for everyday cooking and entertaining. The open-concept layout continues into a bright and inviting living area with direct access to your private balcony, offering a peaceful spot for your morning coffee or evening wind-down. The primary bedroom serves as a relaxing retreat, complete with a walk-through closet and direct access to a full 4-piece bathroom. The second bedroom is also generously sized and can easily serve as a guest room, home office, or hobby space. Additional features include in-suite laundry for added convenience and an assigned parking stall for your vehicle. Whether you're tired of renting or looking to expand your investment portfolio, this move-in-ready condo offers exceptional value. With current mortgage rates, owning could be more affordable than renting—giving you the chance to invest in your future while enjoying a low-maintenance lifestyle in a prime location. Don't miss your opportunity to own a beautifully maintained condo in the heart of downtown. Call today to schedule your private showing and take the first step toward homeownership!