



GRASSROOTS
REALTY GROUP

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204, 100 Denholm Gate
Fort McMurray, Alberta

MLS # A2305579



\$180,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LBLR4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Bright Corner Unit! NO CARPET! 2-Bed, 2-Bath with Heated Underground Parking! Welcome to 204-100 Denholm Gate: a beautifully maintained CORNER UNIT CONDO with OVER 1,000 SQ FT of thoughtfully designed living space, this 2-BEDROOM, 2-BATHROOM home delivers the perfect blend of comfort, functionality, and exceptional value. Step inside to a bright, OPEN-CONCEPT LAYOUT where NEW LAMINATE FLOORING and an abundance of natural light, courtesy of those extra CORNER UNIT WINDOWS, set the tone. The living area is anchored by a cozy GAS FIREPLACE and flows effortlessly onto a PRIVATE BALCONY, your own quiet spot for morning coffee or unwinding at the end of the day. The kitchen is both practical and inviting, featuring full UPPER AND LOWER CABINETRY along with an EAT-UP BREAKFAST BAR that's perfect for casual dining or chatting with guests while you cook. Both bedrooms are generously sized, with the PRIMARY SUITE boasting a FULL ENSUITE BATH and a HUGE WALK-IN CLOSET, offering a true retreat at the end of the day. The SECOND BEDROOM is equally versatile, ideal for guests, a home office, or growing families, and the IN-SUITE LAUNDRY adds everyday ease. Standout features include the coveted CORNER UNIT LAYOUT with extra windows and natural light, GAS FIREPLACE, HEATED UNDERGROUND PARKING with a DEDICATED STORAGE LOCKER conveniently located right behind the parking stall (a Fort McMurray winter essential), and a SECURE BUILDING with LOCKED LOBBY, CAMERAS, and ELEVATOR ACCESS. Condo fees cover HEAT, WATER, GARBAGE, COMMON AREA MAINTENANCE, and RESERVE FUND CONTRIBUTIONS, making ownership simple, predictable, and stress-free. Location-wise, you're minutes from KEYANO COLLEGE, DOWNTOWN

SHOPPING, and both CITY AND SITE BUS PICKUP is right at your front door, a major win for commuters and students alike. Whether you're a first-time buyer, downsizer, or a savvy investor looking for a turn-key rental, this competitively priced gem won't last long. Call today to book your private showing!