



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212, 115 Denholm Gate
Fort McMurray, Alberta

MLS # A2326887



\$169,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	LBRL4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: All Furniture present at the time of showing is included with the sale

Welcome to #212-115 Denholm Gate! This beautifully maintained *2-bedroom, 2 full bathroom condo offers modern finishes, recent updates, and an unbeatable location in the heart of Longboat Landing. Featuring an open-concept layout, this bright and spacious unit is perfect for first-time buyers, professionals, down sizers, or investors alike. The stylish kitchen overlooks the main living area and offers ample cabinetry, stainless steel appliances, a large peninsula with breakfast bar seating, and plenty of counter space for entertaining. The thoughtfully designed floor plan places the bedrooms on opposite sides of the unit, providing excellent privacy, with the primary bedroom featuring its own full ensuite. Numerous updates have already been completed, including LVP FLOORING (2024), FRESHLY PAINTED (2024), BOTH TOILETS REPLACED (2024), and a BRAND NEW WASHING MACHINE (2026) making this home truly move-in ready. Additional features include 1 heated underground parking stall, in-suite laundry, and a private balcony to enjoy your morning coffee or evening unwind. Conveniently located just minutes from grocery stores, Home Hardware, Keyano College, Highway 63, restaurants, shopping, and public transit, while outdoor enthusiasts will appreciate being close to Sara Holden Dog Park and the Raphael Cree Boat Launch. Whether you're searching for your next home or a fantastic investment opportunity, this well-appointed condo offers exceptional value in a sought-after location. Don't miss your opportunity to call #212-115 Denholm Gate home!