



**GRASSROOTS**  
REALTY GROUP

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408, 115 Denholm Gate Gate  
Fort McMurray, Alberta

MLS # A2327024



**\$159,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 944 sq.ft.                         | Age:   | 2014 (12 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Plug-In, Stall                     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Hot Water

Floors: Carpet, Laminate

Roof: Asphalt

Basement: -

Exterior: Brick, Wood Frame

Foundation: -

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 547

LLD: -

Zoning: LBLR4

Utilities: -

Inclusions: N/a

Welcome to Heritage Landing. Top floor 2 bedroom, 1 bathroom condo available for a quick possession. A spacious kitchen with plenty of cupboards and counter space. Breakfast bar is great for those mornings you need to grab a quick bite and run. Laundry room has extra space for storage. Primary suite has laminate flooring. This is a bright and spacious unit that offers outdoor space to enjoy those summer nights on the balcony. Walking distance to Keyano College, coffee shops, walking trails and bus stops. Comes with an above ground parking stall. (S20)