



GRASSROOTS
REALTY GROUP

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205, 100 Denholm Gate
Fort McMurray, Alberta

MLS # A2329266



\$109,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	LBLR4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage, Vinyl Windows		

Inclusions:	N/a
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Downtown condo ready to go with a quick possession. One bedroom plus a den giving you that extra space for a home office. Kitchen has plenty of cupboards and counter space. Raised breakfast bar is also a great feature. Loads of room in the living room for the big screen and comfy couch. Access from living room to covered deck. Spacious primary with walk through closet and access to 4 piece bath. You will love the extra space with the added den which is great for a home based business or throw a blow up mattress down for family that comes to visit. In suite laundry with room for a shelf to store the extras. Enjoy the view from the 2nd story covered balcony. Underground heated parking stall (205) for those cold winters plus additional outside parking stalls. Huge storage unit in the underground parking is included. The unit is cleaned and ready to go. Bus stop to site is right out the front door. Close to Keyano college, shopping and the best trail system for biking and walking. Don't let this one wait as it's priced to sell.