

# \$165,000 - 111, 115 Denholm Gate, Fort McMurray

MLS® #A2223935

**\$165,000**

2 Bedroom, 1.00 Bathroom, 918 sqft

Residential on 0.00 Acres

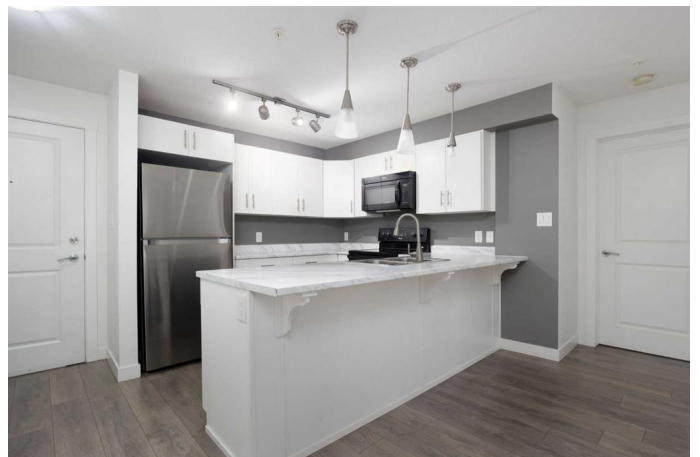
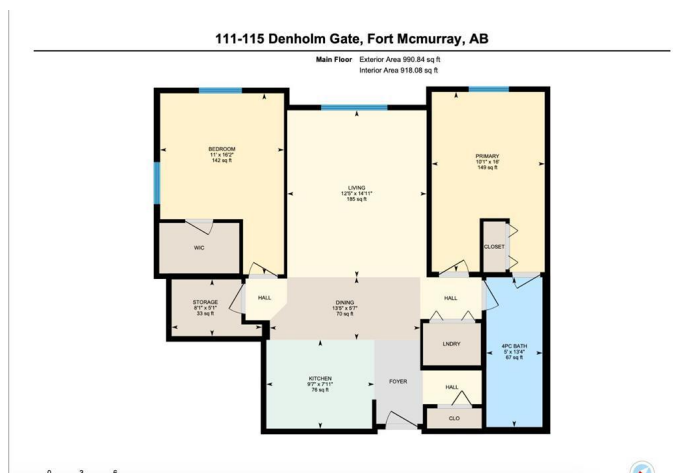
Downtown, Fort McMurray, Alberta

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 rentingâ€”giving you the chance to invest in your future while enjoying a low-maintenance lifestyle in a prime location.

Donâ€™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!

Built in 2014

### Essential Information

MLS® #	A2223935
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	918
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 115 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0E8

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Outside

## Interior

Interior Features	Kitchen Island, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Barbecue
Construction	Concrete, Vinyl Siding

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	29
Zoning	LBLR4

## Listing Details

Listing Office	RE/MAX Connect
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