

# \$169,900 - 207, 108 Denholm Gate, Fort McMurray

MLS® #A2239687

**\$169,900**

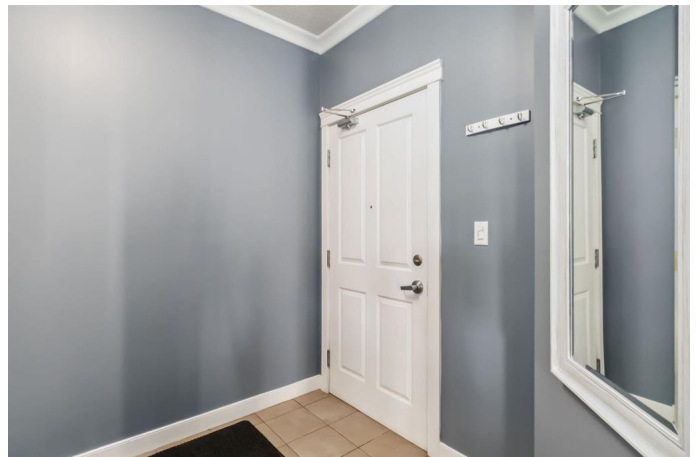
2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to 207-108 Denholm Gate: A bright, tidy, and well-kept 2 BEDROOM, 2 FULL BATHROOM condo in a lovely, quiet downtown location. This sunny south-facing CORNER UNIT sits on the second floor and gets tons of natural light, making it feel warm and inviting all day long.

Inside, youâ€™ll love the OPEN CONCEPT layout with 9-FOOT ceilings, a STUNNING CORNER GAS FIREPLACE, and BEAUTIFUL flooring THROUGHOUT the main living areas, with carpet only in one bedroom for a touch of comfort. Both bedrooms are spacious, one even features a WALK-IN CLOSET and its own FULL ENSUITE BATHROOM, giving you that extra bit of privacy and luxury.

The kitchen comes with all the appliances you need (NEW MICROWAVE & DISHWASHER), and thereâ€™s even a dedicated IN-UNIT LAUNDRY ROOM for extra convenience. Step outside to your own COVERED PORCH, perfect for sipping your morning coffee or firing up the BBQ on warm summer days. This unit also comes with a perk â€“ underground assigned HEATED PARKING (spot #22), an additional SECURE STORAGE LOCKER for your convenience, and TONS OF VISITOR PARKING AVAILABLE, and is just a SHORT WALK to Keyano College and the Syncrude Sport & Wellness Centre, perfect whether youâ€™re studying, working, or looking to stay active. Located in the growing Longboat Landing neighbourhood, youâ€™re close to trails, amenities, and all that downtown has to



offer. Plus, your CONDO FEES ALREADY INCLUDE HEAT AND WATER, making this home even more affordable and stress-free. It's MOVE-IN READY and a fantastic option for first-time buyers, investors, or anyone looking to downsize without giving up style and comfort. Come take a look, you'll feel right at home! Call now!

Built in 2007

### Essential Information

MLS® #	A2239687
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 108 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B3

### Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Underground

### Interior

Interior Features	High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	4

## Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding

## Additional Information

Date Listed	July 14th, 2025
Days on Market	20
Zoning	LBLR4

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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