

# \$159,900 - 303, 111 Denholm Gate, Fort McMurray

MLS® #A2244350

**\$159,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.00 Acres

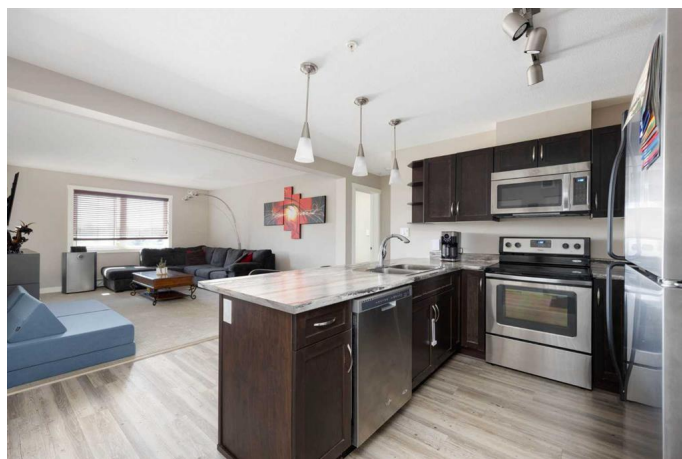
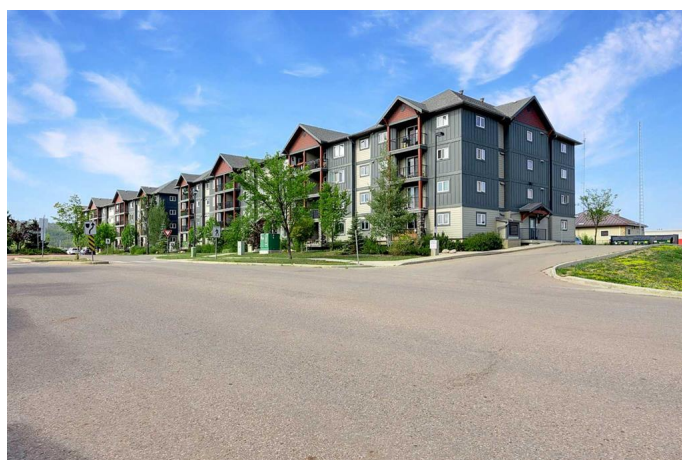
Downtown, Fort McMurray, Alberta

Welcome to Heritage Landing â€” Unit 303, 111 Denholm Gate! This bright and airy 3rd-floor condo offers a spacious open-concept layout that feels instantly inviting. Inside, you'll find two generously sized bedrooms, including a primary suite with a private 4-piece ensuite, plus a second full 4-piece bathroom, ideal for guests or shared living. Enjoy the perks of living in a clean, secure building with two assigned parking stalls, one in the heated underground parkade and one conveniently located outside at the end of the row. Itâ€™s truly the best of both worlds, especially during our winter months! Located in at the south end of Fort McMurray, you're just steps away from shops, restaurants, parks, waterparks, trails, schools, and more. Whether you're a first-time buyer, downsizer, or investor, this unit offers unbeatable value in one of the most amenity-rich areas of the city. Donâ€™t miss your chance to own in this beautiful building.

Built in 2014

## Essential Information

MLS® #	A2244350
Price	\$159,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	932



Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 111 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B3

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	LBLR4

**Listing Details**

Listing Office            EXP REALTY

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