

\$134,900 - 401, 108 Denholm Gate, Fort McMurray

MLS® #A2249288

\$134,900

1 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

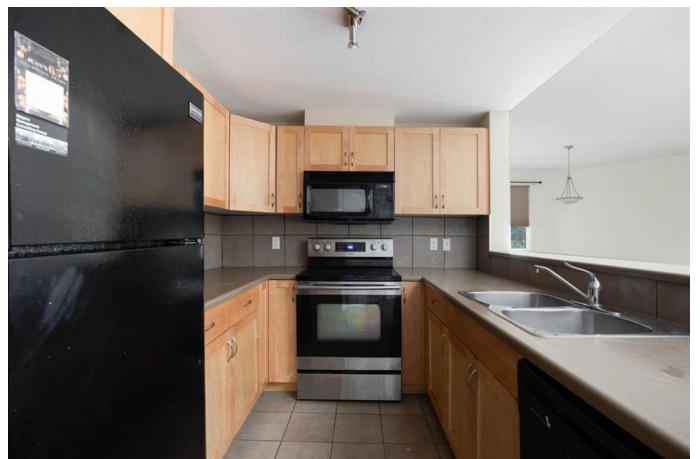
Downtown, Fort McMurray, Alberta

TOP FLOOR UNIT! Welcome to 401-108 Denholm Gate – the perfect starter spot for someone who’s ready to stop renting and start owning. This bright top-floor condo offers 1 bedroom + a DEN/HOME OFFICE (hello, work-from-home setup ??). With sunny south-facing windows, your place will always feel fresh and full of natural light. The open-concept layout means you can host friends without feeling cramped – there’s room for game nights, dinner parties, or just Netflix marathons. Bonus: in-suite laundry (no more lugging clothes around) and heated underground parking with elevator access – perfect for winter. Love convenience? You’ll be just steps from Keyano College, Syncrude Sport & Wellness Centre, shopping, bus routes, and all of downtown’s best spots. Whether you’re looking for your first home or a smart investment property, this condo checks all the boxes.

Built in 2007

Essential Information

MLS® #	A2249288
Price	\$134,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	920



Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 108 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0B3

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 18th, 2025
Days on Market	3
Zoning	LBLR4

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.