



206, 108 Denholm Street
Fort McMurray, Alberta

MLS # A2275736



\$129,900

Division: Downtown

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 849 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 2 **Baths:** 1

Garage: Parkade

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 606

LLD: -

Zoning: LBLR4

Utilities: -

Heating: Baseboard
Floors: Carpet, Ceramic Tile
Roof: -
Basement: -
Exterior: Concrete, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Features: Breakfast Bar, Laminate Counters

Inclusions: as is where is at the time of possession

Prime Downtown Investment Opportunity This executive-style, second-floor condominium is located in a highly sought-after downtown neighbourhood, offering an exceptional balance of urban convenience and natural surroundings. The southeast-facing unit enjoys abundant natural light throughout the day and unobstructed views of the surrounding tree-covered hills—an attractive feature for both owner-occupants and tenants. Situated in a quiet, modern building with secure access, elevator service, and professionally maintained landscaping, the property offers an underground assigned parking stall. The interior is thoughtfully designed, featuring 9-foot ceilings and expansive windows that create a bright, open atmosphere. The well-appointed kitchen includes maple cabinetry and durable ceramic tile flooring and backsplash, flowing seamlessly into a spacious open-concept living and dining area with direct access to a private patio. The patio is equipped with a gas line and electrical outlets, adding functional outdoor living space. The unit includes two generously sized bedrooms and a well-maintained four-piece bathroom with convenient direct access from the primary bedroom. Additional value is provided by one assigned underground parking stall with a large, enclosed storage area. With its desirable location, strong tenant appeal, and low-maintenance construction, this property represents an excellent opportunity for investors seeking stability, quality, and long-term appreciation in a prime downtown market.