

# \$159,000 - 405, 111 Denholm Gate, Fort McMurray

MLS® #A2225176

**\$159,000**

2 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Welcome to #405 – 111 Denholm Gate! Charming and full of natural light, this TOP FLOOR 2-bedroom, 2-bathroom condo offers 933 sq ft of thoughtfully designed living space right in the heart of downtown Fort McMurray. Step inside to an open-concept layout that includes a bright living area and a modern kitchen featuring newer appliances and a stylish eat-up breakfast bar – perfect for casual dining and entertaining. The entryway has dual closets for added storage, and the in-suite laundry room includes extra space to keep everything organized.

Enjoy your morning coffee or evening unwind on your private balcony, offering beautiful views from the top floor. The unit comes with TWO PARKING STALLS: one heated underground spot (#12) and one above-ground stall (#26) – a rare and valuable combination.

Located just minutes from everything you need: scenic walking trails, Keyano College, Syncrude Sport & Wellness Centre, Heritage Park, shopping, restaurants, and other vibrant downtown amenities.

Don't miss your opportunity to live in one of Fort McMurray's most convenient locations. Call today to book your private viewing!

Built in 2014

## Essential Information



MLS® #	A2225176
Price	\$159,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	405, 111 Denholm Gate
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1R3

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Off Street, Stall, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding

### Additional Information

Date Listed	May 28th, 2025
Days on Market	12
Zoning	LBLR4

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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