

# \$144,900 - 106, 100 Denholm Gate, Fort McMurray

MLS® #A2261711

**\$144,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Downtown, Fort McMurray, Alberta

Charming & Updated 2-Bedroom Condo in Longboat Landing

Welcome to this beautifully updated 2-bedroom, 1-bathroom condo ideally situated in the sought-after community of Longboat Landing. Located on the main level and offering 846 sq. ft. of thoughtfully designed living space, this home combines comfort, functionality, and outstanding value.

From the moment you step inside, youâ€™™ll be greeted by a bright, open-concept layout featuring durable vinyl plank flooring and an abundance of natural light. The living area flows seamlessly onto a private balconyâ€™”perfect for taking in serene views or enjoying your morning coffee.

Stay cool year-round with the added comfort of central air conditioning, making this home a true retreat in every season.

The kitchen is both stylish and practical, featuring crisp white cabinetry, modern laminate countertops, and a convenient eat-up breakfast barâ€™”ideal for casual dining or entertaining guests.

Both bedrooms are generously sized, offering plenty of space for rest, work, or relaxation.

The unit also includes one assigned underground parking stall, a rare and valuable addition that enhances both security and convenience.

Condo fees cover heat, water, garbage removal, common area maintenance, and reserve fund contributionsâ€™”making ownership simple and stress-free.



Whether you’re a first-time buyer, downsizer, or savvy investor, this competitively priced gem is not to be missed. Call today to book your private showing!

Built in 2007

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261711          |
| Price          | \$144,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 106, 100 Denholm Gate |
| Subdivision | Downtown              |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 0J8               |

**Amenities**

|                |         |
|----------------|---------|
| Amenities      | Other   |
| Parking Spaces | 1       |
| Parking        | Parkade |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks |
| Appliances        | None                                                          |
| Heating           | Baseboard                                                     |
| Cooling           | None                                                          |

|              |      |
|--------------|------|
| # of Stories | 6    |
| Basement     | None |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 19                |
| Zoning         | LBLLR4            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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