

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

MLS® #A2261711

**\$144,900**

2 Bedroom, 1.00 Bathroom, 935 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 935 sq. ft. of thoughtfully designed living space, this home combines comfort, functionality, and outstanding value.

From the moment you step inside, youâ€™™ 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 youâ€™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	935
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	1
Zoning	LBLLR4

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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