

## \$299,998 - 70 Crystal Lane, Sherwood Park

MLS® #E4442281

**\$299,998**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Nice condition 4th floor suite: 1121 sq. ft. living space with 2 BDRM & 2 BATH. Open-concept kitchen / dining / living, creating a spacious & inviting atmosphere. Features white kitchen appliances, warm oak cabinetry, & light-coloured counters. Nice-sized primary with walk-through closet & en suite.

West-facing windows: natural afternoon / evening light, with sliding glass out to balcony, offering incredible views. Heritage Park Place West amenities: Adult Age 40+ with Exceptions; Renovated Exterior Envelope with Hardie Board Siding; U/G Parking plus Outdoor Vehicle & RV Parking; In-Suite Laundry; Storage; Guest Suite; Top Floor Social with Kitchen & Balcony; Recreation; Crafts; Library; Workshop; Car Wash; Quiet Building (No Pets); & most important: excellent financial management with \$1M+ Reserve Fund!! Located North-Central Sherwood Park (Durham Town Square) near big box retail; banks; restaurants; prof. services; parks; recreation; & religious worship. Immediate possession!

Built in 1998

### Essential Information

MLS® # E4442281

Price \$299,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 70 Crystal Lane    |
| Area        | Sherwood Park      |
| Subdivision | Durham Town Square |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 1W6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Car Wash, Detectors Smoke, Guest Suite, Insulation-Upgraded, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Television Connection, Vinyl Windows, Workshop, Vacuum System-Roughed-In |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Single Indoor, Stall, Underground, See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Baseboard, Hot Water, Natural Gas, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Private Setting, Public Transportation, Shopping Nearby, Treed Lot, View City, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 25         |
| Condo Fee      | \$519           |

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Listing information last updated on June 15th, 2025 at 4:47pm MDT