

\$299,998 - 406 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 appliances, warm oak cabinetry, & light-coloured counters. Nice-sized primary with walk-through closet & en suite.

West-facing windows (with noise-proof laminated glass in bedrooms) allow natural light, with sliding glass out to balcony exposing incredible views. Heritage Park Place West amenities: Adult Age 40+ with Exceptions; Renovated Exterior Envelope 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	406 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	4
Zoning	Zone 25
Condo Fee	\$519

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