

\$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 55+ 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 | 18 |
| Zoning | Zone 25 |
| Condo Fee | \$519 |

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Listing information last updated on July 1st, 2025 at 2:47pm MDT