\$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

2 Bedrooms

2.00 Bathrooms

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

Durham Town Square Subdivision

City Sherwood Park

AI BERTA County

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

Has Basement Yes

Basement None, No Basement

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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 5

Zoning Zone 25

Condo Fee \$519

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