

## \$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	22
Zoning	Zone 25
Condo Fee	\$519

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