

## \$304,900 - 307 70 Crystal Lane, Sherwood Park

MLS® #E4444785

**\$304,900**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Welcome to Heritage Park Place, a desirable 55+ condo community offering space, comfort, and convenience. This immaculate 2 bedroom unit offers over 1,100 sqft of open concept living, featuring a spacious kitchen with abundant counter and cupboard space that flows into the bright living room and dining area. Step out from the living room onto the west-facing balcony and take in the great views. The generous primary bedroom includes a walk-through closet and a private 3pc ensuite. A 4pc main bathroom offers added comfort for guests. Enjoy in-suite air conditioning, a laundry and storage room, plus a secured storage unit located on the same floor. This third floor unit also comes with heated underground parking. Centrally located close to shopping, restaurants, and public transportation, this condo checks all the boxes. Pride of ownership is evident - this home shows a solid 10 out of 10 and is move-in ready.

Built in 1998

### Essential Information

MLS® #	E4444785
Price	\$304,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 70 Crystal Lane
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1W6

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, Storage-Locker Room
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	15
Zoning	Zone 25
Condo Fee	\$513

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