

## \$299,900 - 307 70 Crystal Lane, Sherwood Park

MLS® #E4444785

**\$299,900**

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     | \$299,900 |
| 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 | 35              |
| Zoning         | Zone 25         |
| Condo Fee      | \$513           |

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Listing information last updated on August 1st, 2025 at 8:17pm MDT