

## \$319,999 - 416 69 Crystal Lane, Sherwood Park

MLS® #E4439771

**\$319,999**

2 Bedroom, 2.00 Bathroom, 1,048 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Welcome to Relaxing Time, once settled into this Low-rise condo unit one begins to appreciate how well managed this one is. Top Floor unit with approx. 1047 sq ft this 2 bedroom 2 bathroom unit is well laid out. Open concept kitchen, dining, living room with bright sunny views & plenty of sunshine coming in from the large windows and patio entrance. In suite laundry, ample storage and closet space, a main 3 piece bathroom as well as a owners Primary 4 piece ensuite with a walk through closet. Building has amenities such as a card/games room, workout room, theatre or movie room, a large common area covered patio with parklike yard and flower gardens, large hall equipped with a kitchen for social functions. Underground parking with storage cage in front of stall, close to the elevator in the heated garage with a free car wash for residents. Numerous sitting areas with optional libraries and gathering spots to get together with your neighbor's. Easy walking distance to shopping, coffee shops, public transit.

Built in 2000

### Essential Information

MLS® # E4439771

Price \$319,999

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 69 Crystal Lane
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2E9

### Amenities

Amenities	Car Wash, Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground

Nearby, Private Setting, Public Transportation, Schools, Shopping  
Nearby, Ski Hill Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025  
Days on Market 18  
Zoning Zone 25  
Condo Fee \$535

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 9:17am MDT