

\$299,702 - 302 70 Crystal Lane, Sherwood Park

MLS® #E4460773

\$299,702

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

55 PLUS COMPLEX(not just a condo, this is a community!)..OVER 1100 SQ FT, 2

BED/2FULL BATH...AIR

CONDITIONED...CAR WASH

BAY...UNDERGROUND PARKING...GUEST

SUITE/WOODWORKING ROOM/REC

ROOM/PARTY ROOM/CRAFT

ROOM...WOW!....~!WELCOME HOME!..

Welcome Home to Heritage Park Place! This sought-after 55+ community delivers the lifestyle youâ€™ve been looking for â€™ EAST FACING PATIO for that warm sun to start the day:) comfort, convenience, and room to truly enjoy it all. Inside, youâ€™ll love the open-concept design with over 1,100 sq. ft. of living space. (NEW VINYL PLANK) The kitchen serves up tons of counter + cupboard space, flowing seamlessly into the bright dining and living room. Step out onto your east-facing balcony and soak up the views. The primary suite is a retreat of its own with a walk-through closet and private 3-pc ensuite, while guests will appreciate the full 4-pc bathroom. Add in in-suite laundry, extra storage (plus your own secure storage unit on the same floor).

Built in 1998

Essential Information

MLS® #

E4460773



Price	\$299,702
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 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, Gazebo, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Workshop, See Remarks
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Brick, Hardie Board Siding
----------	----------------------------------

Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	7
Zoning	Zone 25
Condo Fee	\$513

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 October 10th, 2025 at 12:32am MDT