

## \$299,900 - 404 69 Crystal Lane, Sherwood Park

MLS® #E4461107

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Wonderful TOP FLOOR 2 bed, 2 bath condo in sought after Heritage Crystal Manor! This well-appointed unit is beautifully cared for and features newer laminate flooring throughout. The kitchen offers white cabinetry and a spacious pantry. Beyond the kitchen is the dining nook and bright living room. Off of the living space is the North-facing balcony. The primary bedroom is very spacious and offers double closets and a 4-piece ensuite. On the opposite side of the unit you will find the second bedroom, laundry room and 3-piece bathroom. This condo has a wonderful sense of community, with regular social events! The amenities are unbeatable - large event room with kitchen, exercise room, library, theatre room, family gathering room, games room w/ pool table, 2 guest suites, and outdoor patio space! This unit also comes with assigned heated, underground parking & storage cage PLUS additional storage room across from unit, on 4th floor! Wonderful condo, with convenient, central Sherwood Park location.

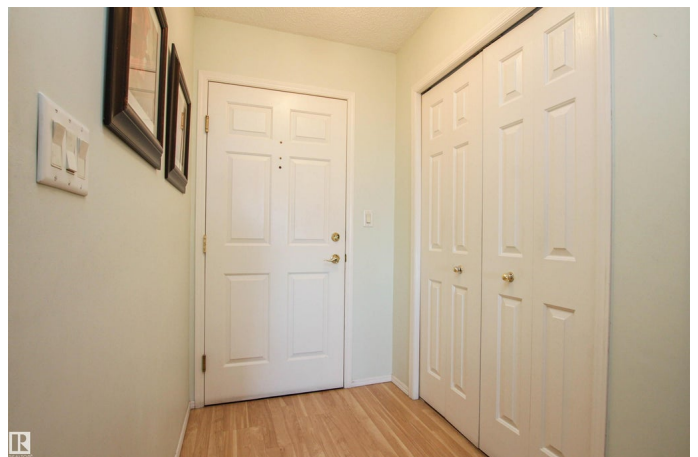
Built in 2000

### Essential Information

MLS® # E4461107

Price \$299,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 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, Exercise Room, Guest Suite, Party Room, Social Rooms, Storage-Locker Room, Storage Cage |
| Parking Spaces | 1                                                                                                 |
| Parking        | Heated, Parkade, Underground                                                                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | In Floor Heat System, Water                                                    |
| # of Stories      | 4                                                                              |
| Stories           | 1                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | None, No Basement                                                              |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                        |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$576             |

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Listing information last updated on October 9th, 2025 at 1:47am MDT