

## \$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

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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 | 8              |
| Zoning         | Zone 25        |
| Condo Fee      | \$535          |

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Listing information last updated on June 6th, 2025 at 10:17pm MDT