

## \$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 | 12                |
| Zoning         | Zone 25           |
| Condo Fee      | \$513             |

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Listing information last updated on October 15th, 2025 at 12:02pm MDT