

## \$400,000 - 7 Cranford Way, Sherwood Park

MLS® #E4438790

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,085 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Say goodbye to shovelling snow and mowing a lawn at this FULLY FINISHED adult bungalow condo located in popular Sunrise Village. Perfect for those aged 45 or better who desire a streamlined approach to life! Featuring a DOUBLE ATTACHED garage with finished walls & ceiling, plus a workbench & storage cupboards. This END UNIT features an appealing floor plan with mostly laminate flooring on the main level. A combo living room/dining room, two upper bedrooms, main floor laundry room. The primary bedroom has a 3-piece ensuite & a walk-in closet. The main bathroom has been completely renovated with in-floor heating and a beautiful ceramic tiled walk-in shower. The kitchen features white cabinetry and garden doors to the south-facing back deck. Downstairs finished with a 3-piece bathroom, spare room, hobby room, and family room. This complex is centrally located in Sherwood Park near Superstore, transit, major shopping & restaurants. Stairlift included in sale and immediate possession available.

Built in 1995

### Essential Information

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Price \$400,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,085
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	7 Cranford Way
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5W5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                18  
Zoning                              Zone 25  
Condo Fee                        \$457

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