

## \$384,900 - 13 7 Cranford Way, Sherwood Park

MLS® #E4430432

**\$384,900**

1 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Adorable and affordable! Make the perfect downsize to this bungalow style condo in the heart of Sherwood Park. With a convenient location that's close to shopping, services & restaurants. You'll love the hardwood and the vaulted open floorplan that offers flexible furniture options. Sunny front bay window overlooking the living room & dining room lets plenty of light in. The kitchen at the back of the home features stainless steel appliances, along with a breakfast nook, and pocket doors leading to a den/sitting room. Step out the garden doors from the kitchen to the large back deck (painted 2024) with a BBQ gasline. Featuring a main floor laundry room, a full bath, & primary bedroom with its own three piece ensuite. Downstairs you'll find a large rec room with finished ceiling & walls, just awaiting flooring. Tons of storage in the utility room. Plus extra storage in the oversized single attached garage, perfect in winter time. Sunrise Village is for residents aged 45 or better.

Built in 1996

### Essential Information

MLS® # E4430432

Price \$384,900

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,047             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 7 Cranford Way  |
| Area        | Sherwood Park      |
| Subdivision | Durham Town Square |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 5W5            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Over Sized, Single Garage Attached                     |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 25          |
| Condo Fee      | \$405            |

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Listing information last updated on April 17th, 2025 at 10:48am MDT