

Courtesy Of Peter K Kubiczek Of Keystone Realty

## \$429,950 - 7 7 Cranford Way, Sherwood Park

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MLS® #E4461928

**\$429,950**

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Welcome to your new home in this Adult Living 45+ complex. Stop shoveling snow and never-ending yard maintenance? Start enjoy your Autumn years in this renovated 2-bedroom bungalow. Recent renovations include brand new Vinyl flooring throughout the main floor, freshly painted in neutral colors for new owner. High Efficiency Furnace and upgraded Hot Water Tank will lower your utility bills. Two bedrooms on main floor, mirror closet doors, Master bedroom features, walk-in closet and ensuite. Sunny living-room, large bay window and plenty of space for all your furniture. Generous dining room for a large table and china cabinet, patio doors provide access to south-facing, private back deck. U-shaped kitchen is bright thanks to overhead skylights, loaded with white cabinets, matching appliances, extended bar countertop, side pantry closet and large storage by main floor laundry and access door to garage. Developed basement has 2-pce bathroom and huge familyroom that can be used as hobby space or extra storage.

Built in 1996

### Essential Information

MLS® # E4461928

Price \$429,950



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,019             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Skylight, Storage-In-Suite |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached, Insulated                                                                         |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Low Maintenance Landscape, Not Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Brick, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$456              |

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Listing information last updated on October 19th, 2025 at 9:47am MDT