

## \$429,900 - 12 7 Cranford Way, Sherwood Park

MLS® #E4434118

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,239 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

This well-maintained original owner bungalow condo comes with a double garage in central Sherwood Park. Enjoy the carefree lifestyle at Sunrise Village: connect with other residents aged 45 or better, with landscaping & snow removal provided for you. Almost 1240 sq-ft end unit offers convenient main floor laundry and two upper bedrooms: the large primary contains an ensuite with shower & dual closets. The second bedroom makes a perfect space for a den or reading room with two additional spare rooms for guests in the basement, along with a three-piece bathroom & finished storage room. Furnace changed 2017 and hot water tank in 2024. Back upstairs, you have plenty of room to entertain in the spacious living & dining rooms, each with a sunny bay window. The eat-in kitchen contains a pantry and door to the extra-wide covered back deck. Spotless double garage is finished with insulation, drywall and paint, with direct door into the home, perfect in wintertime. Close to shopping & all services.

Built in 1996

### Essential Information

MLS® # E4434118

Price \$429,900

Bedrooms 2



Bathrooms	3.00
Full Baths	3
Square Footage	1,239
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	12 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, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	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                      May 2nd, 2025  
Days on Market                3  
Zoning                              Zone 25  
Condo Fee                        \$540

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