

## \$324,500 - 213 69 Crystal Lane, Sherwood Park

MLS® #E4420591

**\$324,500**

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

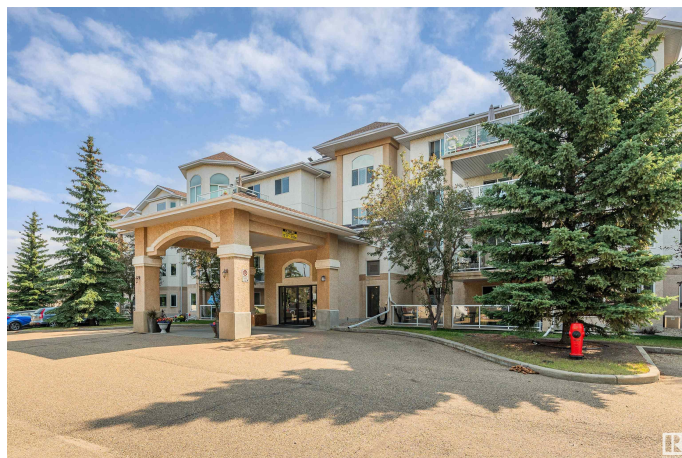
Durham Town Square, Sherwood Park, AB

If you don't know the Heritage Crystal Manor then you don't know adult living. This building boasts a ballroom, theatre, exercise room, craft room, 2 guest suites, common kitchen & deck workshop (complete with tools) and even a car wash! This 2nd floor unit has just had the FLOORING, PAINT, AND LIGHTS replaced. The durable vinyl plank flooring has no transition strips throughout, perfect for aging in place. It has an OPEN CONCEPT kitchen/dining/living room, with loads of windows looking out to the south for year round sunshine. The south facing balcony means lots of sunshine for you! 2 bedrooms, the primary with walk through closet to the EN SUITE BATHROOM. Laundry is in its own room with plenty of storage as well. In floor heating and CENTRAL A/C. 1 Underground parking space with storage cage and lots of extra surface parking. This building allows small pets.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420591  |
| Price      | \$324,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,058                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 213 69 Crystal Lane |
| Area        | Sherwood Park       |
| Subdivision | Durham Town Square  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2E9             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Closet Organizers, Dance Floor, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, R.V. Storage, Secured Parking, Security Door, Social Rooms, Workshop |
| Parking Spaces | 5   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Stucco     |
| Foundation   | Slab             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 77                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$567              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 12:02pm MDT