

## \$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	10
Zoning	Zone 25
Condo Fee	\$405

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 21st, 2025 at 4:02am MDT