

Courtesy Of Andrea J Engel Of MaxWell Devonshire Realty

## **\$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
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Days on Market	14
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Zoning	Zone 25
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Condo Fee	\$405
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Listing information last updated on April 25th, 2025 at 6:17am MDT