

## \$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                7  
Zoning                              Zone 25  
Condo Fee                        \$540

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