

## \$459,000 - 10 65 Cranford Drive, Sherwood Park

MLS® #E4444869

**\$459,000**

2 Bedroom, 2.50 Bathroom, 1,628 sqft

Condo / Townhouse on 0.00 Acres

Crystal Heights (Sherwood Park), Sherwood Park, AB

Excellent upgraded adult 55+ bungalow in Summit Pointe. Perfect for down sizing or right sizing, recent upgrades include vinyl plank flooring, luxurious steam shower in the Master ensuite and a renovated open concept dining and living room area. Other improvements for peace of mind include a modified garage entry system, Garage sump for winter vehicle melt and a water alarm in utility room, sump recently inspected and working great! This well managed complex is vibrant with a social club room and many activities for an active lifestyle. Step into this well lit south facing home with vaulted ceilings and open concept feeling, the main floor includes newer ss appliances in kitchen, a large deck for all day enjoyment, convenient laundry, a 2 piece bath for guests and the primary with walk in closet and ensuite. Upstairs is a 2nd bedroom with 4 piece bath and balcony for family or office space. Basement is finished with a huge rec room, future bathroom rough in and large utility room. Just move in and enjoy!

Built in 1996

### Essential Information

MLS® # E4444869

Price \$459,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,628             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 10 65 Cranford Drive            |
| Area        | Sherwood Park                   |
| Subdivision | Crystal Heights (Sherwood Park) |
| City        | Sherwood Park                   |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T8H 1W5                         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Club House, Deck, Exterior Walls- 2"x6", Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Paved Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |
| Condo Fee      | \$594           |

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Listing information last updated on July 1st, 2025 at 9:17pm MDT