

## \$372,500 - 303 69 Crystal Lane, Sherwood Park

MLS® #E4464275

### \$372,500

2 Bedroom, 2.00 Bathroom, 1,216 sqft  
Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

This is so much more than an adult living condo - it's a vibrant community! Live like you're in assisted living without paying for it! A 55 yr plus condo with oodles of amenities and activities. Two social rooms, a games room, a well-acquainted fitness room and a car wash! This suite is freshly painted, has newly finished ceilings and new cork flooring. Overlooking green space provides a beautiful view and sense of privacy. The suite is open and spacious with lots of windows. The primary bedroom has double closets with a walk-in tub/shower. The kitchen includes stone tops and there is an A/C unit to stay cool on warm summer days. Have guests that would like to stay? No problem! There are two guest suites available for short term rental for a small fee. This is so much more than a condo - it's a lifestyle and community.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464275  |
| Price          | \$372,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2000                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 69 Crystal Lane |
| Area        | Sherwood Park       |
| Subdivision | Durham Town Square  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8E 4E9             |

### Amenities

|           |                                                                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                                                        |

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Landscaped, No Back Lane, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$658              |

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 November 6th, 2025 at 12:18pm MST