

# \$324,500 - 213 69 Crystal Lane, Sherwood Park

MLS® #E4420591

## \$324,500

2 Bedroom, 2.00 Bathroom, 1,058 sqft  
Condo / Townhouse on 0.00 Acres

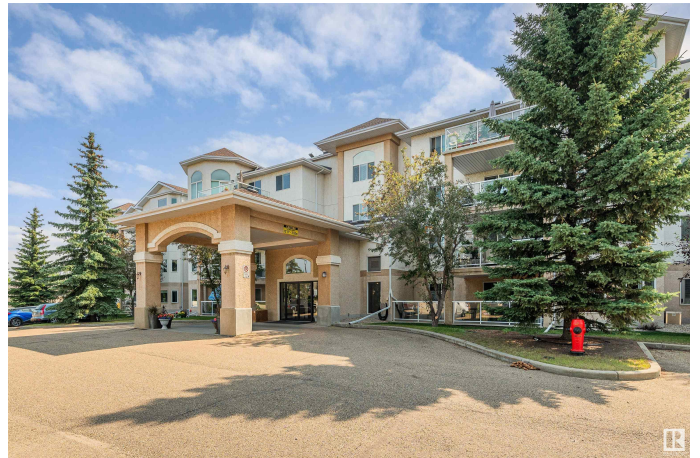
Durham Town Square, Sherwood Park, AB

If you don't know the Heritage Crystal Manor then you don't know adult living. This building boasts a ballroom, theatre, exercise room, craft room, 2 guest suites, common kitchen & deck workshop (complete with tools) and even a car wash! This 2nd floor unit has just had the FLOORING, PAINT, AND LIGHTS replaced. The durable vinyl plank flooring has no transition strips throughout, perfect for aging in place. It has an OPEN CONCEPT kitchen/dining/living room, with loads of windows looking out to the south for year round sunshine. The south facing balcony means lots of sunshine for you! 2 bedrooms, the primary with walk through closet to the EN SUITE BATHROOM. Laundry is in its own room with plenty of storage as well. In floor heating and CENTRAL A/C. 1 Underground parking space with storage cage and lots of extra surface parking. This building allows small pets.

Built in 2000

## Essential Information

MLS® #	E4420591
Price	\$324,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,058
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	213 69 Crystal Lane
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2E9

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Dance Floor, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, R.V. Storage, Secured Parking, Security Door, Social Rooms, Workshop
Parking Spaces	5
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	69
Zoning	Zone 25
Condo Fee	\$567

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 16th, 2025 at 5:02pm MDT