

## \$400,000 - 5 7 Cranford Way, Sherwood Park

MLS® #E4438790

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Say goodbye to shovelling snow and mowing a lawn at this FULLY FINISHED adult bungalow condo located in popular Sunrise Village. Perfect for those aged 45 or better who desire a streamlined approach to life! Featuring a DOUBLE ATTACHED garage with finished walls & ceiling, plus a workbench & storage cupboards. This END UNIT features an appealing floor plan with mostly laminate flooring on the main level. A combo living room/dining room, two upper bedrooms, main floor laundry room. The primary bedroom has a 3-piece ensuite & a walk-in closet. The main bathroom has been completely renovated with in-floor heating and a beautiful ceramic tiled walk-in shower. The kitchen features white cabinetry and garden doors to the south-facing back deck. Downstairs finished with a 3-piece bathroom, spare room, hobby room, and family room. This complex is centrally located in Sherwood Park near Superstore, transit, major shopping & restaurants. Stairlift included in sale and immediate possession available.

Built in 1995

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438790  |
| Price    | \$400,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,085             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5 7 Cranford Way   |
| Area        | Sherwood Park      |
| Subdivision | Durham Town Square |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 5W5            |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Vinyl                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                32  
Zoning                              Zone 25  
Condo Fee                        \$457

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