

Courtesy Of Jack E Billingsley Of 2% Realty Pro

## \$580,000 - 54 276 Cranford Drive, Sherwood Park

MLS® #E4431267

**\$580,000**

2 Bedroom, 2.50 Bathroom, 1,396 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

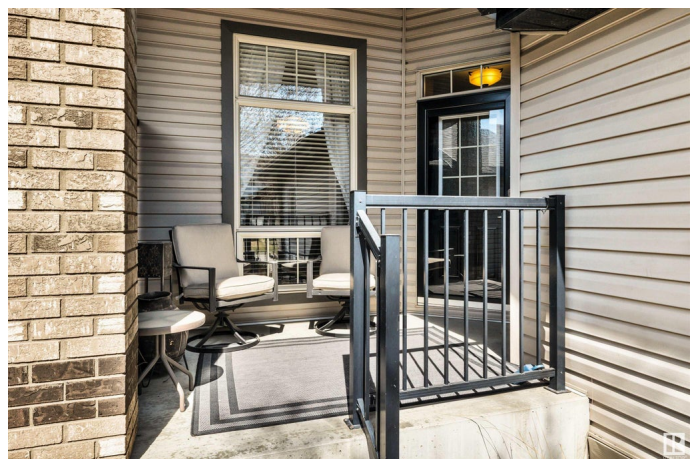
Discover your ideal retreat in Crystal Estates, a premier 55+ condo community in Sherwood Park, minutes from Baseline! This elegant 2-bedroom, 3-bathroom bungalow features vaulted ceilings, hardwood floors, and 2 (recently serviced) natural gas fireplaces—one double-sided, warming the spacious basement rec room with a wet bar. The modern kitchen dazzles with stainless appliances (under 4 years old), a door-in-door fridge, an induction stovetop / oven w air fryer, a corner pantry, granite countertops w breakfast bar. Stay comfortable with air conditioning, front patio, security system and a heated double attached garage. The layout includes a full office/den and a large back deck for relaxation. The well-managed condo complex ensures low-maintenance living (roof shingles recently redone 2022) in vibrant Sherwood Park. With contemporary finishes and thoughtful upgrades, this home blends luxury and ease. Don't miss your chance to own this beauty where pride of ownership shows, you only have to turn the key

Built in 2007

### Essential Information

MLS® # E4431267

Price \$580,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	54 276 Cranford Drive
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0C6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	11
Zoning	Zone 25
Condo Fee	\$501

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 28th, 2025 at 11:32am MDT