

## \$424,900 - 308 100 Crystal Lane, Sherwood Park

MLS® #E4464771

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Pristine top floor unit with the BEST VIEWS in this desirable 45+ complex, featuring AC, titled underground parking (2 tandem stalls) with storage cage, 2 bedrooms, 2 baths & elegant hardwood & tile flooring throughout. A spacious entry welcomes you into a bright, open layout filled with natural light & tree top views from the abundance of windows. The kitchen offers ample cabinetry, pantry, granite counters, glass tile backsplash, S/S appliances & raised breakfast bar. Spacious living & dining room with garden door to the SOUTH facing 107.16 sqft patio, perfect for enjoying quiet, park views. The large primary suite includes a WI closet & 3pc ensuite. Second bedroom, a 4pc bath & laundry/storage room complete this functional design. The quiet building features video security, plenty of additional parking & a beautiful lobby ideal for coffee visits, card nights & other gatherings. Condo fees include heat and water. Fantastic central location close to parks, shopping & restaurants.

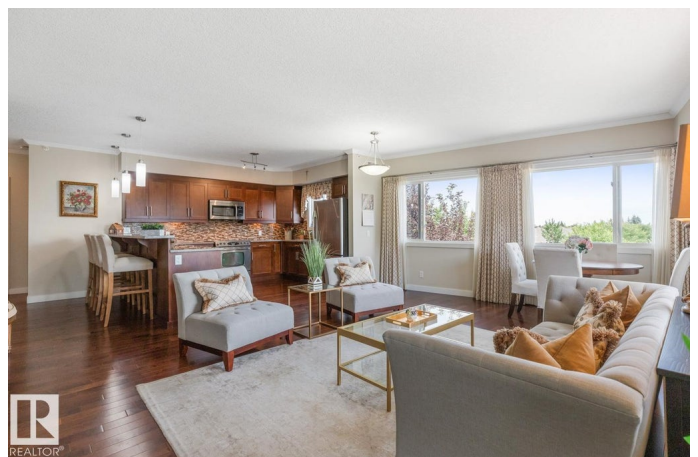
Built in 2011

### Essential Information

MLS® # E4464771

Price \$424,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,177                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308 100 Crystal Lane |
| Area        | Sherwood Park        |
| Subdivision | Durham Town Square   |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0P2              |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 2                                                                                            |
| Parking        | Heated, Tandem, Underground                                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                  |
| # of Stories      | 3                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$808              |

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Listing information last updated on November 16th, 2025 at 11:32pm MST