

## **\$459,000 - 10 65 Cranford Drive, Sherwood Park**

MLS® #E4444869

**\$459,000**

2 Bedroom, 2.50 Bathroom, 1,628 sqft

Condo / Townhouse on 0.00 Acres

Crystal Heights (Sherwood Park), Sherwood Park, AB

Excellent upgraded adult 45+ bungalow in Summit Pointe. Perfect for down sizing or right sizing, recent upgrades include vinyl plank flooring, luxurious steam shower in the Master ensuite and a renovated open concept dining and living room area. Other improvements for peace of mind include a modified garage entry system, Garage sump for winter vehicle melt and a water alarm in utility room, sump recently inspected and working great! This well managed complex is vibrant with a social club room and many activities for an active lifestyle. Step into this well lit south facing home with vaulted ceilings and open concept feeling, the main floor includes newer ss appliances in kitchen, a large deck for all day enjoyment, convenient laundry, a 2 piece bath for guests and the primary with walk in closet and ensuite. Upstairs is a 2nd bedroom with 4 piece bath and balcony for family or office space. Basement is finished with a huge rec room, future bathroom rough in and large utility room. Just move in and enjoy!

Built in 1996

### **Essential Information**

MLS® # E4444869

Price \$459,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	10 65 Cranford Drive
Area	Sherwood Park
Subdivision	Crystal Heights (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1W5

### Amenities

Amenities	Air Conditioner, Club House, Deck, Exterior Walls- 2"x6", Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3

Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Paved Lane, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	9
Zoning	Zone 25
Condo Fee	\$594

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Listing information last updated on July 6th, 2025 at 4:47pm MDT