

## \$445,000 - 39 7 Cranford Way, Sherwood Park

MLS® #E4436931

**\$445,000**

2 Bedroom, 2.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

Impeccably maintained almost 1,100 sq-ft adult bungalow condo (age 45+) at Sunrise Village, in central Sherwood Park, near major shopping & dining. Attached double garage has insulation, drywall & paint, a workbench with cupboards, plus new overhead door opener. Youâ€™ll love the quiet location at the edge of the complex with almost no thru-traffic. Thereâ€™s hardwood flooring on most of the main level, with walls & stairs trim professionally painted April 2025. Crisp white kitchen (new stove 2025, fridge 2024). The primary bedroom features a 4-pc ensuite & a walk-in closet. Main floor laundry, a 2nd bedroom, a 3-pc bathroom and living/dining rooms with vaulted ceilings complete this level. Enjoy all the extra living space downstairs in the large family room, along with an office, a storage room with built-in shelving & extra fridge, & bathroom. Other notables: washer/dryer 2025, HE Trane furnace & central A/C 2024, hot water tank 2023, BBQ gasline on back deck. Just move in and enjoy stress-free living!

Built in 1997

### Essential Information

MLS® # E4436931

Price \$445,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,095
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	39 7 Cranford Way
Area	Sherwood Park
Subdivision	Durham Town Square
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 5W5

### Amenities

Amenities	Air Conditioner, Deck, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape, No Through Road, Playground Nearby,

Private Setting, Public Transportation, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$457

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Listing information last updated on May 17th, 2025 at 4:32pm MDT