

## \$585,000 - 276 Cranford Dr, Sherwood Park

MLS® #E4434132

**\$585,000**

3 Bedroom, 2.50 Bathroom, 1,396 sqft

Condo / Townhouse on 0.00 Acres

Durham Town Square, Sherwood Park, AB

18+ Maintenance Free and well maintained home. \*THREE BEDROOM\* One up and an Office! 3 total Bathrooms too! This 1395 sqft Half Duplex BUNGALOW with Double attached Garage might be the ONE for you! Gas Fireplace in the Great room, Open concept main floor area and kitchen. Gas BBQ line hookup onto the 16x10 deck which will get fresh paint shortly. Hardwood floors, ceramic tile with carpet. Central Air conditioned home. Basement with Wet bar and a cozy room with two sided gas fireplace, Two more bedrooms and full bath downstairs is amazing for guests. Yard has Automatic water sprinkler system! New Sump Pump just installed (just because:)

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434132          |
| Price          | \$585,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,396             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

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

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6" |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Vinyl         |
| Exterior Features | Landscaped, Schools |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Vinyl         |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 25       |
| Condo Fee      | \$500         |

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Listing information last updated on May 12th, 2025 at 6:32am MDT