

**RESIDENTIAL**

**#23 55 CRANFORD DR**

**ACTIVE**

**LP: \$599,900**



**Property Class:** Condo  
**Area:** Sherwood Park  
**Community:** Durham Town Square  
**Building Type:** Half Duplex  
**Style:** Bungalow  
**Legal Plan:** 1523106    **Blk:** 23    **Lot:**  
**Unit:** 23    **UF:**  
**Linc #:** 0036727535  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N    **SRR** N    **Disc:**

**Listing ID#:** E4241327  
**Postal Code:** T8H 1W5  
**Zone:** Zone 25  
**Year Built:** 2017  
**Restrictions:** N-KNW  
**Ownership:** PRIV  
**Conform:**  
**Warranty:**



**Schedule a Showing**

Please text Laurie at 780-257-0978 for showing appointments.

Welcome to this stunning half duplex in the desirable community of Durham Town Square. This 1215 sqft bungalow has \$50,000 in upgrades, a beautiful kitchen with custom cabinetry, spacious eating area, granite countertops, large island with eating bar & double sinks, corner pantry, SS appliances & access to the back deck. The kitchen is open to the living room & boasts a stone, floor to ceiling gas fireplace, built in cabinetry & 14ft vaulted ceiling. The large master bedroom has a walk in closet with custom built-ins & 3pc tiled ensuite featuring heated floors, walk in tiled shower & custom vanity with granite countertops. Completing the main floor is an office/den, laundry room & 2pc bathroom. The fully finished basement has 9ft ceilings, large family room with a wet bar, 2nd gas fireplace with stone surround, 2nd bedroom with a custom built in closet & 4pc bathroom. Complimenting this home is a double attached heated garage, low maintenance landscaping & back deck overlooking the courtyard.

	<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>Finished Levels:</b> 2
<b>Baths:</b>	0	1	0	1	0	0	<b>Ensuite Bath:</b>	0	1	0	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	1		<b>Total Bdrms:</b>	2						<b>Main Level:</b>
<b>Living Rm:</b>	3.74x6.48		M	<b>Primary</b>	3.87x3.48	M	<b>Laundry Room</b>	2.45x2.45	M					<b>Upper:</b>
<b>Dining Rm:</b>	3.91x2.16		M	<b>Bedroom 2:</b>	7.25x4.24	B	<b>Recreation Room</b>	7.31x5.20	B					<b>Above Grade:</b>
<b>Kitchen:</b>	3.91x4.32		M	<b>Bedroom 3:</b>										<b>Lower Level:</b>
<b>Family Rm:</b>				<b>Bedroom 4:</b>										<b>Below Grade:</b>
<b>Den:</b>	2.45x2.88		M	<b>Bonus Rm:</b>										<b>Total A.G.:</b> 113.00      1,216.33

<b>Fireplace Y/N:</b> Y	<b>F/P Fuel:</b> Gas	<b>Fireplace Type:</b> Stone Facing
<b>Heating:</b> Forced Air-1	<b>Heat Source:</b> Natural Gas	<b>Roof Type:</b> Asphalt Shingles
<b>Construction:</b> Wood Frame	<b>Foundation:</b> Concrete	<b>Basement:</b> Full / Fully Finished
<b>Exterior:</b> Stone, Vinyl		<b>Sec Suite Y/N:</b> N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b> Air Conditioner, Deck, Laundry-In-Suite, Parking-Visitor		<b>Flooring:</b> Carpet, Ceramic Tile, Hardwood
		<b>Goods Excluded:</b>
<b>Goods Included:</b> Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two		<b>Lot Shape:</b> <b>Lot SqM:</b>
		<b>Front Exp:</b> N <b>Unit Exp:</b>
		<b>Frontage:</b> <b>Depth:</b>
<b>Site Influences:</b> Landscaped, Playground Nearby, Public Transportation, Shopping Nearby		<b>Tax Amt/Yr:</b> \$3,568.41 / 2020 <b>LI/Yr:</b> /
<b>Parking:</b> Double Garage Attached, Heated, Insulated		<b>Zoning:</b>
<b>Virtual Tour:</b>		<b>Elem. School:</b>
<b>Brochure:</b>		<b>Jr High School:</b>
		<b>Sr High School:</b>
		<b>Other School:</b>

<b>Condo Name:</b> Cranford Corner	<b>Total Units:</b>	<b>Total Floors:</b>	<b>Floor</b>	<b>Floor #:</b>
<b>Encl Parking:</b> 2	<b>Parking Unit:</b>	<b>Park Plan Type:</b> Attached Garage	<b>Park Plan Desc:</b>	
<b>Condo Fee:</b> \$203.36	<b>Condo Fee Incl:</b> Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Reserve Fund Contribution			
<b>Prop Mgmt:</b> Elected Board				
<b>Prop Mgmt:</b> 780-570-0817				
<b>HOA Fee:</b>	<b>HOA Fee Incl:</b>			

<b>Seller Name:</b> Murray and Susan Woods	<b>Appointment:</b> Ksafe-Call Before Showing
<b>Appt Name:</b> Laurie	<b>Appt Phone:</b> 780-257-0978
<b>List Agent:</b> David K Goodchild - Ph: 780-819-0978	<b>Listing Date:</b> 4/29/2021
<b>Agent E-mail:</b> david@goodchildproperties.com	<b>Agent URL:</b> http://www.davidgoodchild.ca
<b>List Office:</b> RE/MAX Elite - Off#: 780-464-4100	<b>Occupancy:</b> Seller <b>DOM:</b> 1
<b>List Agent 2:</b>	<b>Possession:</b> 6/1/2021 <b>Possession Days:</b> <b>Possession Notes:</b>
<b>List Office 2:</b>	<b>Co-Operating Commission:</b> 3.5% on the first 100,000 then 1.5% on the

<b>Pending Date:</b>	<b>Sold Price:</b>	<b>Input Date:</b> 4/30/2021 11:29 AM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration:</b> 8/13/2021
<b>Buyer Agent:</b>	<b>Buyer Agent 2:</b>	
<b>Buyer Office:</b>	<b>Buyer Office 2:</b>	