



**Sherwood Park**

#307 279 Wye RD

**Salisbury Village**

T8B 0A4

**LP:**

**SP:**

**\$342,900**



**ACTIVE**

**Listing ID #** E4496417  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2011  
**Full Baths** 2  
**Half Baths** 0  
**Total Baths** 2.0  
**Tot Flr AG SqFt** 940.24

**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 87.35

Welcome to this beautifully updated 940 sqft top-floor condo in sought-after Optima at Wye Crossing. Bright and spacious, this 2 bedroom home features vaulted ceilings, tall windows, and an open-concept kitchen with maple cabinets, granite countertops, and ceramic tile backsplash. The generous dining and living areas include durable laminate flooring and open onto a covered private balcony with glass railing. The spacious primary bedroom offers a walk-through closet leading to a private 3pc ensuite, while the second large bedroom is conveniently located near the 4pc main bathroom. Additional features include in-suite laundry and one titled heated underground parking stall. Move-in ready, the unit also includes new carpets, window coverings, faucets, and fresh paint throughout. Backing onto green space, walking trails, and a pond, this home is conveniently located near all amenities and offers an excellent blend of comfort, style, and convenience.

**Directions**

| Living Room   | 3.90x3.71 | M | Bedroom 3 | Bath# | #pcs | Lvl | Ens | Level      | SqM   | SF     |
|---------------|-----------|---|-----------|-------|------|-----|-----|------------|-------|--------|
| Dining Room   | 2.10x2.39 | M | Bedroom 4 | 1     | 3    | M   | Yes | Main       |       |        |
| Kitchen       | 3.54x2.70 | M |           | 2     | 4    | M   | No  | Upper      |       |        |
| Family Room   |           |   |           | 3     |      |     |     | Above Grd  |       |        |
| Den           |           |   |           | 4     |      |     |     | Lower      |       |        |
| Bonus Room    |           |   |           | 5     |      |     |     | Below Grd  |       |        |
| Primary Bedrm | 3.94x3.58 | M |           | 6     |      |     |     | Tot Flr AG | 87.35 | 940.24 |
| Bedroom 2     | 3.49x2.88 | M |           | 7     |      |     |     | # Finished | 1     |        |

**Heat Source** Natural Gas  
**Heat Type** Heat Pump  
**Foundation** Concrete  
**Roof Type** EPDM Membrane  
**Exterior** Composition, Stone  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Features** Deck, Parking-Visitor, Storage Cage

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** Permit By Seller  
**Garage Suite** Permit  
**Garden Suite** Permit  
**Lot Shape** Front Exposure North  
**Lot Size SqM** F x D (m) x  
**Zoning**  
**Tax Amount** \$1,941.24 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Public Transportation, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Underground

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

**Condo Name** Optima at Wye Crossing  
**Condo Fee** \$616.63 **Fee Schedule** Monthly  
**Fee Includes** Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer

**Floor Location** Top **Floor#** 3  
**#Floors in Build** 3 **Elevator** Yes  
**Balcony/Terrace** Yes **Min Age**  
**Titled Storage** No  
**Parking Type** Titled  
**Unit Exposure** N