

## **\$579,900 - 212 71 Festival Way, Sherwood Park**

MLS® #E4440771

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

EXECUTIVE CONDO IN SAVONA! Located in the heart of Sherwood Park's Centre in the Park, this 2 BED+DEN, 2 BATH beauty has it all! You'll love the OPEN-CONCEPT layout with ENGINEERED HARDWOOD throughout (no carpet). MODERN KITCHEN features rich Cabinetry with Custom Pullouts, QUARTZ COUNTERS, stainless steel appliances, tile backsplash & island with seating. Living Room is BRIGHT & AIRY thanks to floor-to-ceiling windows, leading to a HUGE COVERED BALCONY overlooking the "Prairie Walk", perfect for morning coffee or evening wine. PRIMARY BEDROOM has a WALK-IN CLOSET and gorgeous 4-PC ENSUITE with double sinks & large glass shower. Second Bedroom offers lots of flexibility & Den as possible home office or extra storage. IN-SUITE LAUNDRY, A/C, titled underground parking, assigned storage cage, plus access to a fully-equipped GYM, Board Room, & Rooftop Patio for fun times. WALKABLE to Festival Place, Library, Broadmoor Lake, restaurants, cafes, shopping & trails! Adult-living at its finest. MOVE-IN READY!

Built in 2019

### **Essential Information**

MLS® #

E4440771



|                |                        |
|----------------|------------------------|
| Price          | \$579,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 212 71 Festival Way |
| Area        | Sherwood Park       |
| Subdivision | Centre In The Park  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4Z1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Social Rooms, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Geo Thermal  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Brick, Composition |
|----------|--------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Commercial, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Brick, Composition  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 73             |
| Zoning         | Zone 25        |
| Condo Fee      | \$587          |

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Listing information last updated on August 17th, 2025 at 6:17am MDT