

## **\$425,000 - 203 121 Festival Way, Sherwood Park**

MLS® #E4433566

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,208 sqft  
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

ATTENTION ! If you are considering a lifestyle change...then don't miss out on this rare find at Centre In The Park. Festival Estates apartment style adult condominiums are located in heart of Sherwood Park offering access to so many amenities... from the County Library to Sherwood Park Mall to Broadmoor Lake and the Festival Place event facility....all within walking distance. This spacious 2nd level 2 bedroom southeast exposure end unit boasts an abundance of windows w/ custom blinds; updated kitchen with stainless appliances & quartz overlay countertops; ceramic tile flooring in entry, kitchen & bathrooms and new carpet in the bedrooms and livingroom; corner gas fireplace; 2 full baths (4pc. main & 3pc. ensuite); insuite laundry, Air Conditioning; entertainment sized south exposure covered deck w/ gas BBQ hookup; titled underground parking stall (#47), assigned storage cage (#10) and more. Building amenities include Guest Suite, Gym & Car Wash. Truly accessible living. SIMPLY PUT...GREAT VALUE!

Built in 2007

### **Essential Information**

MLS® #	E4433566
Price	\$425,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,208
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 121 Festival Way
Area	Sherwood Park
Subdivision	Centre In The Park
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3B4

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Park/Reserve, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	7
Zoning	Zone 25
Condo Fee	\$659

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