

## **\$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	57
Zoning	Zone 25
Condo Fee	\$587

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 8:32pm MDT