

## \$635,999 - 401 71 Festival Way, Sherwood Park

MLS® #E4449836

**\$635,999**

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

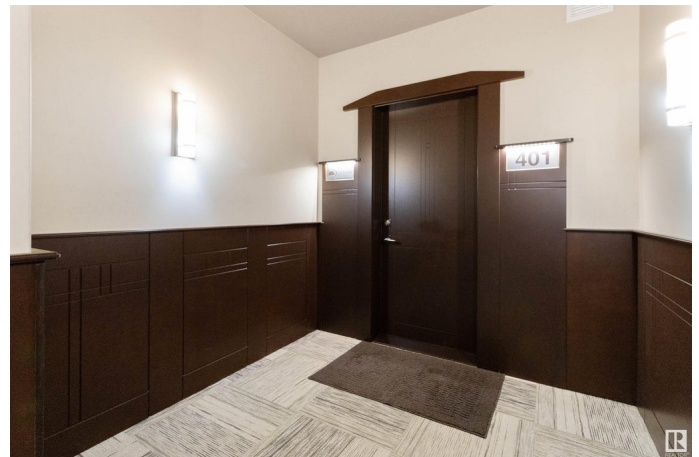
Nestled in a stylish modern building steps from shops and greenspace, this penthouse 2 bdrm, 2 bath condo offers 1,012?sq ft of refined living. Open concept kitchen features quartz counters, S/S appliances and dark cabinetry flowing into a spacious living area warmed by hardwood tone floors and oversized windows. Step out to a covered balcony, perfect for morning coffee or evening relaxation while overlooking tree lined streets. Primary suite boasts private 4 pce ensuite and generous closet space; 2nd bedroom, 4 pce bath and in suite laundry complete this functional layout. High ceilings, abundant natural light, and sleek finishes throughout enhance the sense of elegance and ease. Located in a contemporary low rise, enjoy secure entry, elevator access, and underground parking which incl 2 titled parking stalls. With parks, cafÃ©s and transit right outside your door, this home strikes the ideal balance of urban convenience and residential tranquility. Experience effortless living in this turn key residence.

Built in 2017

### Essential Information

MLS® # E4449836

Price \$635,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	401 71 Festival Way
Area	Sherwood Park
Subdivision	Centre In The Park
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0S7

### Amenities

Amenities	Secured Parking, Security Door
Parking	Stall, 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, Metal
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Flat

Construction	Wood, Brick, Composition, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	6
Zoning	Zone 25
Condo Fee	\$561

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Listing information last updated on July 31st, 2025 at 5:33pm MDT