

# \$542,000 - 301 71 Festival Way, Sherwood Park

MLS® #E4459430

## \$542,000

2 Bedroom, 2.00 Bathroom, 1,006 sqft  
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Where luxury meets convenience! This stunning 2-bedroom, 2-bathroom condo offers over 1,000 sqft of modern living space. Featuring gorgeous hardwood floors throughout, the open-concept layout is flooded with natural light thanks to its south-facing exposure and large windows. This bright, airy unit provides the perfect backdrop for both everyday living and entertaining. With two spacious bedrooms and two well-appointed bathrooms, there’s plenty of room to relax and unwind. Additional perks include TWO SECURE PARKING STALLS, providing added convenience. Ideally located in a vibrant neighborhood, you’ll have easy access to amenities, parks, and transit. Experience the exceptional craftsmanship and design that Salvi Homes is known for!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459430  |
| Price          | \$542,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,006     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |                       |
|----------|-----------------------|
| Type     | Condo / Townhouse     |
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 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, Detectors Smoke, Parking-Visitor, Party Room, Patio, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking   | Underground                                                                                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                        |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                     |
| Construction      | Wood, Composition                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 40      |
| Zoning         | Zone 25 |
| Condo Fee      | \$568   |

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Listing information last updated on November 4th, 2025 at 2:32am MST