

\$549,700 - 401 71 Festival Way, Sherwood Park

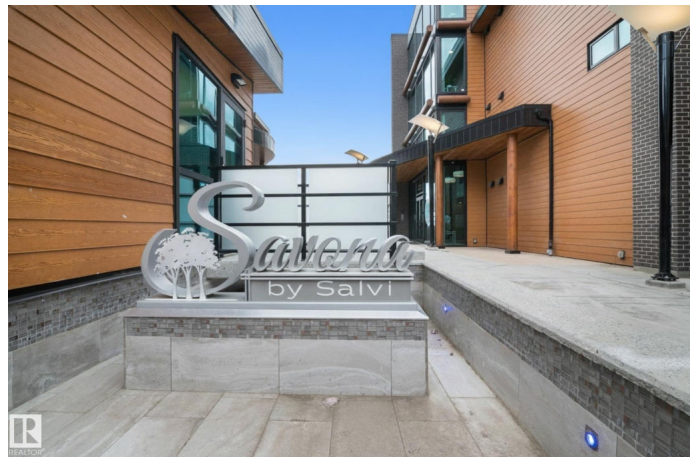
MLS® #E4462592

\$549,700

2 Bedroom, 2.00 Bathroom, 1,021 sqft
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Live the Good Life in Centre in the Park! Set in an elegant, modern building surrounded by shops, caf  s, and greenspace, this Top Floor 2-bedroom, 2-bath Corner Unit offers over 1,000 sq. ft. of contemporary comfort and style. Built with luxury materials and unmatched craftsmanship, this residence stands apart from anything else in Sherwood Park. The open floor plan features a sleek kitchen with quartz counters, stainless steel appliances, and rich cabinetry flowing into a spacious living area with hardwood-tone floors and large windows. Step onto the covered balcony for peaceful, tree-lined views. The primary suite includes a private 4-piece ensuite and generous closet space, while the second bedroom and full bath add flexibility. **HUGE BONUS:** Also includes 2 **SEPARATELY TITLED HEATED UNDERGROUND PARKING STALLS**, and a Secure Storage unit! Plus access to premium amenities â   a Fitness Centre with patio, CAR WASH, and Rooftop Terrace. Visit **REALTOR  ** website for more info. *Some photos are virtually staged*



Built in 2017

Essential Information

MLS® #	E4462592
Price	\$549,700

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
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	T8A 4Z1

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	October 17th, 2025
Days on Market	33
Zoning	Zone 25
Condo Fee	\$561

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Listing information last updated on November 19th, 2025 at 6:32am MST