

## \$557,000 - 401 71 Festival Way, Sherwood Park

MLS® #E4462592

**\$557,000**

2 Bedroom, 2.00 Bathroom, 1,001 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 penthouse 2-bedroom, 2-bath condo 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. Enjoy two titled underground parking stalls, assigned parkade storage, and 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\*

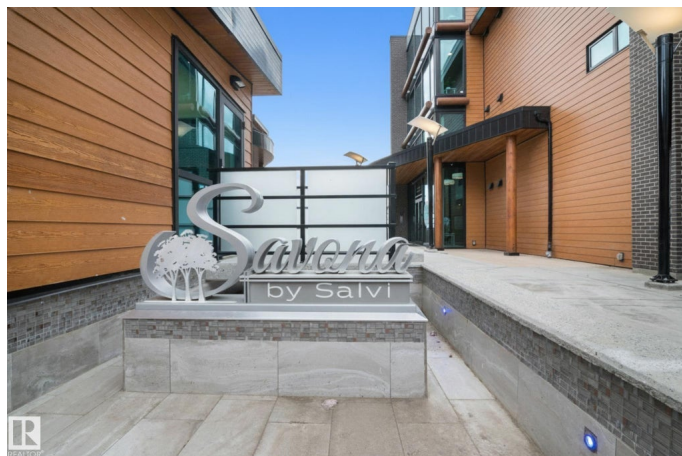
Built in 2017

### Essential Information

MLS   # E4462592

Price \$557,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| 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                2  
Zoning                              Zone 25  
Condo Fee                        \$561

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