

\$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 | 84 |
| Zoning | Zone 25 |
| Condo Fee | \$587 |

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Listing information last updated on August 28th, 2025 at 4:18pm MDT