

## \$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, caf  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 | 31              |
| Zoning         | Zone 25         |
| Condo Fee      | \$561           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 7:02pm MDT