

## \$325,000 - 302 111 Festival Way, Sherwood Park

MLS® #E4425328

**\$325,000**

2 Bedroom, 1.50 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Welcome to this stunning 2-bedroom, 1.5-bathroom condo, 2 TITLED PARKING STALLS, perfectly designed for comfort and style. Flooded with natural light, this unit features a spacious, private balcony, ideal for relaxing or entertaining. Inside, enjoy brand-new carpets and a modern kitchen with stainless steel appliances, granite countertops, floor-to-ceiling cabinets, under-cabinet lighting, and a garburator for added convenience. The BBQ gas line makes outdoor cooking a breeze. This well-maintained adult building offers top-tier amenities, including a large fitness centre, car wash, underground visitor parking, and an elegant lobby. The unit also comes with two titled underground parking stalls and a storage locker, providing ample space for all your needs. Located in a prime area, you're steps from scenic walking trails, golf courses, fitness centres, restaurants, and cozy coffee shops. Experience low-maintenance luxury living in an unbeatable location!

Built in 2014

### Essential Information

MLS® # E4425328

Price \$325,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 111 Festival Way |
| Area        | Sherwood Park        |
| Subdivision | Centre In The Park   |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 4Y4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Car Wash, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Double Indoor  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Composition, Metal                                   |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, |

|              |                                 |
|--------------|---------------------------------|
|              | Shopping Nearby                 |
| Roof         | Tar & Gravel                    |
| Construction | Wood, Brick, Composition, Metal |
| Foundation   | Concrete Perimeter              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 25          |
| Condo Fee      | \$521            |

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Listing information last updated on April 26th, 2025 at 1:17pm MDT