

\$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	61
Zoning	Zone 25
Condo Fee	\$587

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 5th, 2025 at 7:47pm MDT