

\$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, cafÃ©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	30
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 23rd, 2025 at 10:47pm MDT