

## \$524,900 - 312 141 Festival Way, Sherwood Park

MLS® #E4457531

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,351 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

**SPECTACULAR CORNER UNIT CONDO!**

Shows like a DREAM PROPERTY! Located in popular, 'Centre in The Park". Within walking distance to, restaurants, shopping, Festival Place, Broadmoor Lake and more! Situated in one of the best locations in the building!

Featuring an open design with 1350 square feet, generous entry way, and new luxury vinyl plank flooring. **GORGEOUS KITCHEN!** Rich cabinetry, Granite countertops, stainless steel appliances and a large dining area. Huge living room with a gas fireplace and an abundance of natural light. Fabulous **WRAP AROUND BALCONY** to enjoy those beautiful sunrises! Gorgeous 4 piece ensuite in the Primary Bedroom. Convenient in-suite laundry. Another 4 piece bathroom with Granite. The second bedroom features a Murphy Bed. **ONE TITLED** underground parking stall with storage cage. This concrete building is an 18+ with amenities that include a fitness room & guest suite. If you're looking for the best in condo living, you'll LOVE this place! Visit **REALTORÂ®** website for more information.



Built in 2007

### Essential Information

MLS® # E4457531

Price \$524,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,351                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 312 141 Festival Way |
| Area        | Sherwood Park        |
| Subdivision | Centre In The Park   |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 3V8              |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Patio, See Remarks |
| Parking   | Heated, Underground                                  |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Heat Pump, See Remarks                                                                                                                    |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Corner, Tile Surround                                                                                                                     |
| # of Stories      | 6                                                                                                                                         |
| Stories           | 1                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                   |                       |
|-------------------|-------------------------------------------------------------------|-----------------------|
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, Shopping Nearby | Swimming Pool, Public |
| Roof              | See Remarks                                                       |                       |
| Construction      | Wood, Brick, Stucco                                               |                       |
| Foundation        | Concrete Perimeter                                                |                       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 25              |
| Condo Fee      | \$725                |

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Listing information last updated on September 14th, 2025 at 3:02am MDT