

\$557,000 - 401 71 Festival Way, Sherwood Park

MLS® #E4462592

\$557,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Live the Good Life in Centre in the Park! Set in an elegant, modern building surrounded by shops, caf  s, and greenspace, this penthouse 2-bedroom, 2-bath condo offers over 1,000 sq. ft. of contemporary comfort and style. Built with luxury materials and unmatched craftsmanship, this residence stands apart from anything else in Sherwood Park. The open floor plan features a sleek kitchen with quartz counters, stainless steel appliances, and rich cabinetry flowing into a spacious living area with hardwood-tone floors and large windows. Step onto the covered balcony for peaceful, tree-lined views. The primary suite includes a private 4-piece ensuite and generous closet space, while the second bedroom and full bath add flexibility. Enjoy two titled underground parking stalls, assigned parkade storage, and access to premium amenities â   a fitness centre with patio, car wash, and rooftop terrace. Visit REALTOR   website for more info. *Some photos are virtually staged*

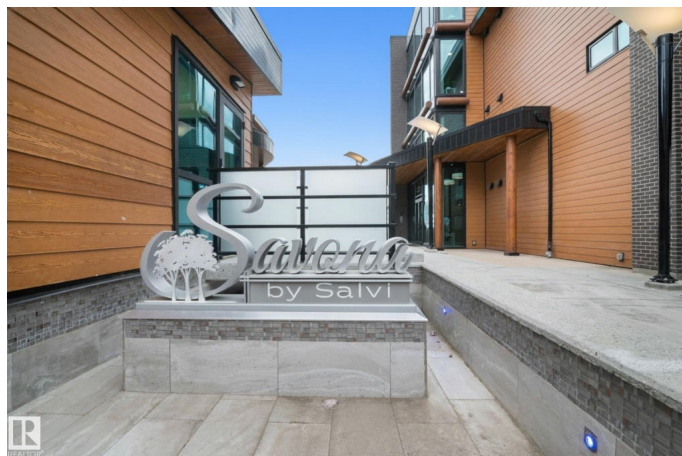
Built in 2017

Essential Information

MLS® # E4462592

Price \$557,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,001
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	T8A 4Z1

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 October 17th, 2025
Days on Market 1
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 October 18th, 2025 at 7:47pm MDT