

## \$285,000 - 407 141 Festival Way, Sherwood Park

MLS® #E4445799

**\$285,000**

1 Bedroom, 1.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Park Vista is Sherwood Park's premium 18+ concrete apartment building all within walking distance to shopping, Broadmoor lake & golf!! This suite is located on the 4th floor and offers fantastic views of Festival Place and the Prairie walk. Some of the features include warm wood cabinetry w/ nicely accented granite counter tops & tile back splash in the kitchen - overlooking a bright living room w/ large West window and access to the balcony w/ng for bbq. There's a generous size primary bedroom his/hers closets and a door to the beautiful 4 piece bath. There's nice size laundry area which provides for some additional storage along w/ a convenient den for your home office. This unit includes 1 TITLED UG parking stall, assigned storage cage. Features in this building include guest suite, exercise room and carwash. For a fee there is access to the Bedford Bldg through the parkade to utilize their programs and amenities.

Built in 2007

### Essential Information

MLS® #	E4445799
Price	\$285,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	906
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	407 141 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, Car Wash, Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                3  
Zoning                              Zone 25  
Condo Fee                        \$556

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