

## \$309,900 - 401 121 Festival Way, Sherwood Park

MLS® #E4453267

### \$309,900

2 Bedroom, 1.50 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Location! Live in Centre in the Park! This 900 sqft 2 bedroom, 2 bathroom unit offers an open & bright floorplan. The great room includes and island kitchen with stainless steel appliances, open to the living and dining room area. The primary bedroom offers a walk in closet and full 4 piece ensuite, bedroom #2 is conveniently located across from the powder room. In suite laundry room is spacious and includes storage space, cabinets and sink. Very large balcony with great views. Live near the walking trails, wetlands and lake, Festival Place, restaurants, Kinsmen Leisure Centre (KLC), swimming pool, spray park, golf course, Sherwood Park Mall, public transportation, and a variety of services. Amenities include a gym, guest suite, and heated underground parking with storage cage. Condo fee is \$614/monthly and includes heat, water, & more.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453267  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 883       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 401 121 Festival Way |
| Area        | Sherwood Park        |
| Subdivision | Centre In The Park   |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 3B4              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Car Wash, Exercise Room, Guest Suite |
| Parking Spaces | 1                                    |
| Parking        | Heated, Underground                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                 |
| # of Stories      | 5                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                       |
| Exterior Features | Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                                                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 25           |
| Condo Fee      | \$614             |

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Listing information last updated on September 5th, 2025 at 3:03am MDT