

## \$269,900 - 407 141 Festival Way, Sherwood Park

MLS® #E4453957

**\$269,900**

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. New Furnace 2022.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453957  |
| Price     | \$269,900 |
| 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 Spaces | 1                                                                                                                                                                                                      |
| 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    | August 21st, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 25           |
| Condo Fee      | \$556             |

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Listing information last updated on August 31st, 2025 at 9:47pm MDT