

## \$343,000 - 408 141 Festival Way, Sherwood Park

MLS® #E4444496

**\$343,000**

1 Bedroom, 1.50 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Stylish Adult Living in Prime Location | 1 Bed + Den | Concrete Building Welcome to this spacious 1011 sq ft 1 Bedroom + Den condo located in a quiet, well-maintained 18+ concrete building offering the perfect blend of comfort, security, and convenience. Ideal for downsizers or young professionals, this unit features 2 full bathrooms, an open-concept layout, and a large balcony with natural gas BBQ hookup—perfect for enjoying the serene garden views. You’ll love the added perks, including heated titled underground parking, a separate storage locker, in-suite laundry, and access to premium amenities such as a guest suite, workout room, and car wash bay in the parkade. Located in a highly walkable neighbourhood, you’re just steps away from the mall, grocery stores, medical offices, library, restaurants, coffee shops, and vibrant local events at Festival Place. Don’t miss this rare opportunity to enjoy a low-maintenance lifestyle in a quiet, community-oriented building.

Built in 2007

### Essential Information

MLS® #	E4444496
Price	\$343,000
Bedrooms	1



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,011
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 141 Festival Way
Area	Sherwood Park
Subdivision	Centre In The Park
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3V8

### Amenities

Amenities	On Street Parking, Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Security Door, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
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Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	80
Zoning	Zone 25
Condo Fee	\$627

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