

## \$549,998 - 504 141 Festival Way, Sherwood Park

MLS® #E4455807

### \$549,998

2 Bedroom, 2.00 Bathroom, 1,367 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Unbeatable location situated in the centre of Sherwood Park—welcome to Park Vista. This stunning unit offers a private, titled underground double garage with additional storage—a rare find. Inside, you'll find large windows that fill the space with natural light, a gas fireplace in the living room, and access to a massive balcony perfect for outdoor seating and enjoying the view. This home features a generous primary bedroom with balcony access, a walk-through closet, and a 5-piece ensuite. A second bedroom and a full 4-piece bath offer additional space for guests or a home office. In-suite laundry adds everyday convenience. The building includes two fitness rooms and rentable guest suites for out-of-town visitors. All this in a secure, well-maintained building just steps from shopping, dining, and everything Sherwood Park has to offer.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455807  |
| Price          | \$549,998 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,367     |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 504 141 Festival Way |
| Area        | Sherwood Park        |
| Subdivision | Centre In The Park   |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 3V8              |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Secured Parking, Storage-Locker Room |
| Parking   | Double Indoor, Underground           |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, 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    | September 3rd, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 25             |
| Condo Fee      | \$920               |

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Listing information last updated on September 6th, 2025 at 3:47pm MDT