

## \$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

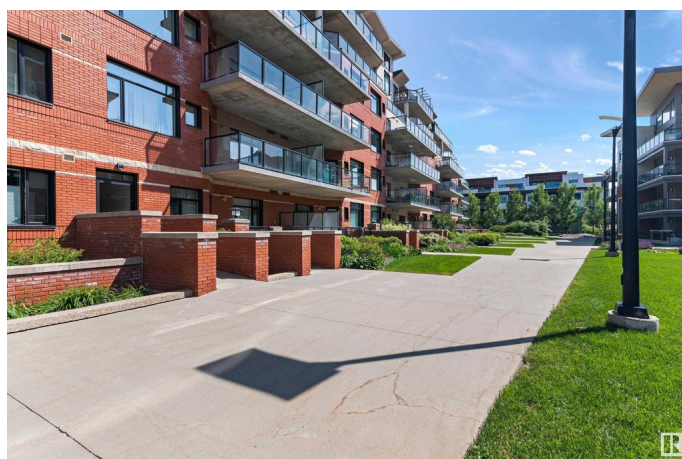
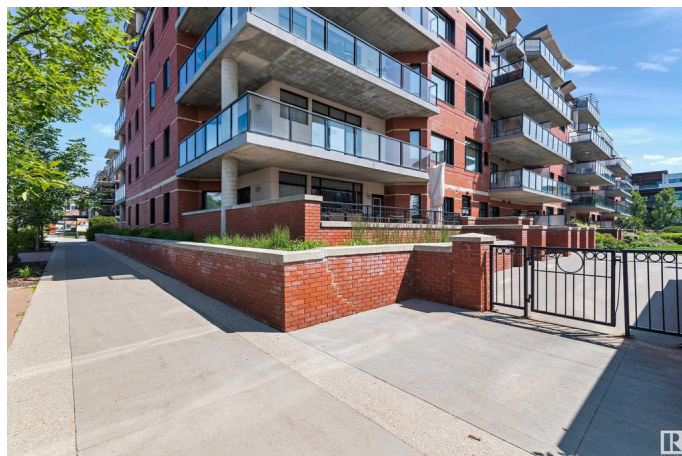
Centre In The Park, Sherwood Park, AB

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 |
|----------|-----------------|

|                   |                                                 |
|-------------------|-------------------------------------------------|
| 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 | 55              |
| Zoning         | Zone 25         |
| Condo Fee      | \$627           |

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Listing information last updated on August 19th, 2025 at 7:32pm MDT