

\$524,900 - 312 141 Festival Way, Sherwood Park

MLS® #E4457531

\$524,900

2 Bedroom, 2.00 Bathroom, 1,351 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

SPECTACULAR CORNER UNIT CONDO!

Shows like a DREAM PROPERTY! Located in popular, 'Centre in The Park". Within walking distance to, restaurants, shopping, Festival Place, Broadmoor Lake and more! Situated in one of the best locations in the building!

Featuring an open design with 1350 square feet, generous entry way, and new luxury vinyl plank flooring. **GORGEOUS KITCHEN!** Rich cabinetry, Granite countertops, stainless steel appliances and a large dining area. Huge living room with a gas fireplace and an abundance of natural light. Fabulous **WRAP AROUND BALCONY** to enjoy those beautiful sunrises! Gorgeous 4 piece ensuite in the Primary Bedroom. Convenient in-suite laundry. Another 4 piece bathroom with Granite. The second bedroom features a Murphy Bed. **ONE TITLED** underground parking stall with storage cage. This concrete building is an 18+ with amenities that include a fitness room & guest suite. If you're looking for the best in condo living, you'll LOVE this place! Visit **REALTORÂ®** website for more information.



Built in 2007

Essential Information

MLS® # E4457531

Price \$524,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 141 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, Parking-Visitor, Patio, See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount
Heating	Heat Pump, See Remarks
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Golf Nearby, Park/Reserve, Public Transportation, Shopping Nearby	Swimming Pool, Public
Roof	See Remarks	
Construction	Wood, Brick, Stucco	
Foundation	Concrete Perimeter	

Additional Information

Date Listed	September 12th, 2025
Days on Market	9
Zoning	Zone 25
Condo Fee	\$725

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 21st, 2025 at 4:33pm MDT