

# \$453,000 - 412 141 Festival Way, Sherwood Park

MLS® #E4453583

**\$453,000**

2 Bedroom, 2.00 Bathroom, 1,345 sqft  
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Welcome to this stunning 4th-floor condo in the highly sought-after Park Vista complex in Sherwood Park. With 1345 sq. ft. of spacious living, this 2-bedroom, 2-bathroom unit offers expansive views from the giant wraparound balcony – the ideal place for morning coffee or evening sunsets. Picture yourself relaxing while taking in sweeping, unobstructed views that stretch endlessly across the landscape. Inside, the unit is flooded with natural light, enhanced by 9-ft ceilings and beautiful vinyl plank flooring (installed just 2 years ago). The kitchen features all-white appliances, a raised eating bar, & ample cupboard space, perfect for both cooking and entertaining. The cozy living room includes a corner fireplace, creating a warm and inviting atmosphere. The primary suite offers a 4-piece ensuite, while the second bathroom has a shower. Air conditioning ensures comfort year-round. Two titled underground heated parking spots, extra storage, exercise room, and car wash in the building complete the package.

Built in 2007

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453583  |
| Price    | \$453,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,345                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 141 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, Ceiling 9 ft., Guest Suite, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                      |
| Parking        | Underground                                                                            |
| Is Waterfront  | Yes                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                        |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, Stream/Pond |
| Roof              | EPDM Membrane                                                                                                  |
| Construction      | Concrete, Brick, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$942             |

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Listing information last updated on August 19th, 2025 at 11:02pm MDT