

\$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	3
Zoning	Zone 25
Condo Fee	\$942

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