

## **\$559,900 - 501 141 Festival Way, Sherwood Park**

MLS® #E4432717

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,471 sqft  
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

LUXURY PENTHOUSE with GORGEOUS VIEWS! Welcome to Park Vista, right in the CENTRE OF SHERWOOD PARK. Walk in and enjoy the new ENGINEERED HARDWOOD and MASSIVE WINDOWS letting in an abundance of NATURAL LIGHT. The large kitchen features GRANITE COUNTERS, SS appliances, tile backsplash and loads of counter and cabinet space. Cozy gas-fireplace in the living room brings warmth to the space. Casual breakfast nook plus large formal dining space makes entertaining easy and enjoyable. Step outside onto the MASSIVE balcony (500+ sq ft) and enjoy the views and some outdoor living! Directly beside the kitchen is the walk-in pantry with in-suite laundry. The first bedroom features french doors and can be used as a home office or bedroom. Primary bedroom features balcony access, several closets, and 5pc ensuite with tub/shower AND walk-in shower. Includes 2 TITLED UNDERGROUND STALLS. Unit has been IMMACULATEDLY CARED FOR and is FRESHLY PAINTED. Building features two work-out rooms and rentable guest suites.



Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4432717  |
| Price  | \$559,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,471                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 501 141 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, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Party Room, Storage Cage |
| Parking   | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, Stream/Pond |
| Roof         | EPDM Membrane                         |
| Construction | Concrete, Brick, Stucco               |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 25          |
| Condo Fee      | \$856            |

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Listing information last updated on May 19th, 2025 at 3:02am MDT