

Courtesy Of Natalie A McCormick Of Royal LePage Arteam Realty

\$325,000 - 302 111 Festival Way, Sherwood Park

MLS® #E4425328

\$325,000

2 Bedroom, 1.50 Bathroom, 771 sqft
Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Welcome to this stunning 2-bedroom, 1.5-bathroom condo, 2 TITLED PARKING STALLS, perfectly designed for comfort and style. Flooded with natural light, this unit features a spacious, private balcony, ideal for relaxing or entertaining. Inside, enjoy brand-new carpets and a modern kitchen with stainless steel appliances, granite countertops, floor-to-ceiling cabinets, under-cabinet lighting, and a garburator for added convenience. The BBQ gas line makes outdoor cooking a breeze. This well-maintained adult building offers top-tier amenities, including a large fitness centre, car wash, underground visitor parking, and an elegant lobby. The unit also comes with two titled underground parking stalls and a storage locker, providing ample space for all your needs. Located in a prime area, you're steps from scenic walking trails, golf courses, fitness centres, restaurants, and cozy coffee shops. Experience low-maintenance luxury living in an unbeatable location!

Built in 2014

Essential Information

MLS® #	E4425328
Price	\$325,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	771
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 111 Festival Way
Area	Sherwood Park
Subdivision	Centre In The Park
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4Y4

Amenities

Amenities	Car Wash, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Double Indoor

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Composition, Metal
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools,

	Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Composition, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 25
Condo Fee	\$521

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 March 14th, 2025 at 2:33pm MDT