

## \$799,900 - 410 61 Festival Way, Sherwood Park

MLS® #E4447779

**\$799,900**

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

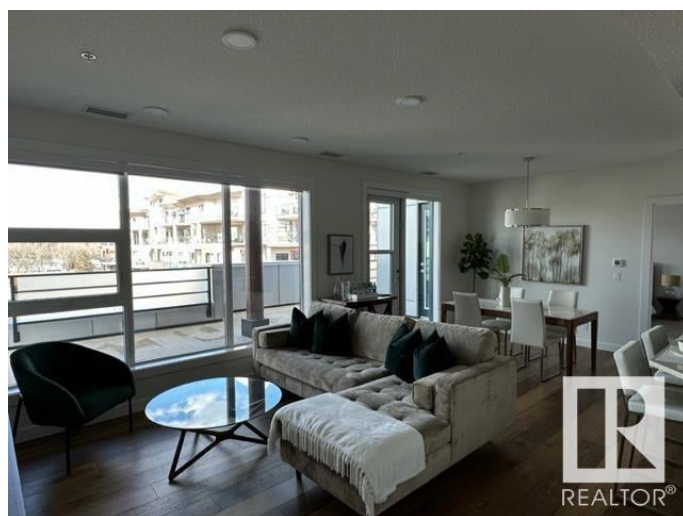
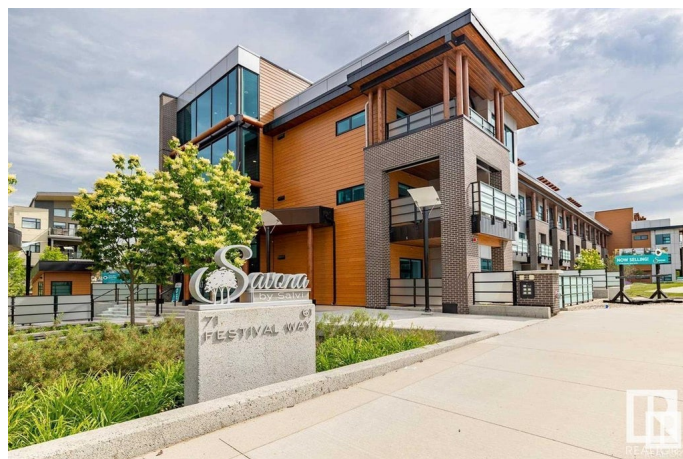
Centre In The Park, Sherwood Park, AB

Top floor executive home with 1200 sq ft in side and 950 sq ft of outdoor living space. Excellent views. Using only the finest materials, and offering beautiful features inside and out, the creature comforts are almost too many to count. Each residence features master-designed and artisan executed custom millwork, exotic hardwoods, and luxurious carpeting. From our unique designer colour palettes to our premium ThyssenKrupp elevators, you will never want to leave your Savona sanctuary. This is Sherwood Park's premiere development in the heart of the Park. Restaurants, theatres, public spaces, lake, and schools all within walking distance. Beautiful third floor unit with spectacular south view. Tons of windows. One bedroom plus den. Gorgeous finishings. Gourmet kitchen with dark cabinetry and quartz counters. Huge shower in ensuite. Roof top BBQ area, Underground stall. AC. Buy lifestyle in the best building in the Park!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447779  |
| Price     | \$799,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,138                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 410 61 Festival Way |
| Area        | Sherwood Park       |
| Subdivision | Centre In The Park  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4Y9             |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Barbecue-Built-In, Car Wash, Exercise Room, Parking-Visitor, Party Room |
| Parking Spaces | 1                                                                                        |
| Parking        | Underground                                                                              |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Geo Thermal                                                                                        |
| # of Stories      | 4                                                                                                            |
| Stories           | 4                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                           |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Shopping Nearby, View Downtown |
| Roof              | Flat                                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 87              |
| Zoning         | Zone 25         |
| Condo Fee      | \$722           |

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 October 10th, 2025 at 9:17am MDT