

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	35
Zoning	Zone 25
Condo Fee	\$521

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