

## \$585,000 - 312 71 Festival Way, Sherwood Park

MLS® #E4465467

**\$585,000**

2 Bedroom, 2.00 Bathroom, 1,155 sqft

Condo / Townhouse on 0.00 Acres

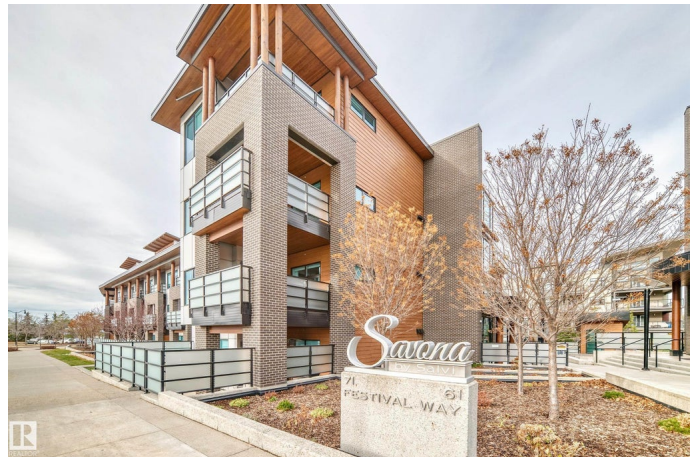
Centre In The Park, Sherwood Park, AB

Welcome to Savona at Centre in the Park â€” Sherwood Parkâ€™s premier urban address. This exceptional 2-bedroom + den, 2-bath residence offers the perfect combination of luxury, comfort, and convenience. Enjoy bright, open-concept living with 9-ft ceilings and expansive windows that flood the home with natural light. The chef-inspired kitchen features quartz countertops, sleek cabinetry, and stainless steel appliances, flowing seamlessly into a spacious living area and private balcony. The primary suite includes a walk-through closet and spa-like ensuite, while the second bedroom, den, and full bath provide flexibility for guests or a home office. Additional highlights include in-suite laundry, central A/C, and heated underground parking with storage. Steps from Festival Place, Broadmoor Lake, shops, and restaurants â€” Savona offers refined living in the heart of Sherwood Park.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465467  |
| Price          | \$585,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,155     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 71 Festival Way |
| Area        | Sherwood Park       |
| Subdivision | Centre In The Park  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4Z1             |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Party Room, Patio, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                            |
| Parking        | Heated, Underground                                                                                                                                                                          |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Geo Thermal                                          |
| # of Stories      | 4                                                               |
| Stories           | 1                                                               |
| Has Basement      | Yes                                                             |
| Basement          | None, No Basement                                               |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition                                                                                                 |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                     |
| Construction      | Wood, Brick, Composition                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 25             |
| Condo Fee      | \$581               |

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Listing information last updated on November 18th, 2025 at 10:47am MST