



## Sherwood Park

#106 71 Festival WY

Centre In The Park

T8A 4Z1

LP:

\$349,900

SP:



**Listing ID #** E4471439  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2017  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0

**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 66.79

**ACTIVE**

**Tot Flr AG SqFt** 718.93

[URL-Virtual Tour](#) [URL-Brochure](#)

Savona sets a new standard for refined urban living in Sherwood Park. This 1 bed. + den, 1 bath. blends upscale finishes with thoughtful design, offering bright open concept living under soaring 9 ft ceilings and engineered hardwood. Expansive windows invite natural light throughout, while the gourmet kitchen showcases quartz surfaces, modern cabinetry, and premium stainless appliances. The spacious living area extends to a private patio with natural gas hook up & privacy glass, perfect for morning coffee or evening dining. The primary features a walk through closet to a spacious 4 piece bath with soaker tub, storage and dark cabinetry adorned with quartz. The den is convenient for those who work from home and offers more space for storage. Additional comforts include in suite laundry, heated undgrd. parking with car wash and secure storage. Steps from Festival Place, Broadmoor Lake, boutique shops, restaurants, grocery, theatres and walking paths. Amenities include social room, gym and roof top patio.

### Directions

| Room          | Dimensions | M | Room      | Bath# | #pcs | Lvl | Ens | Level      | SqM   | SF     |
|---------------|------------|---|-----------|-------|------|-----|-----|------------|-------|--------|
| Living Room   | 3.87x4.65  | M | Bedroom 3 | 1     | 4    | M   | No  | Main       |       |        |
| Dining Room   |            |   | Bedroom 4 | 2     |      |     |     | Upper      |       |        |
| Kitchen       | 3.87x3.24  | M |           | 3     |      |     |     | Above Grd  |       |        |
| Family Room   |            |   |           | 4     |      |     |     | Lower      |       |        |
| Den           | 2.55x2.14  | M |           | 5     |      |     |     | Below Grd  |       |        |
| Bonus Room    |            |   |           | 6     |      |     |     | Tot Flr AG | 66.79 | 718.93 |
| Primary Bedrm | 3.27x3.58  | M |           | 7     |      |     |     | # Finished | 4     |        |
| Bedroom 2     |            |   |           |       |      |     |     |            |       |        |

**Heat Source** Water  
**Heat Type** Heat Pump  
**Foundation** Concrete  
**Roof Type** Flat  
**Exterior** Brick, Composition  
**Flooring** Carpet, Engineered Wood, Non-Ceramic Tile  
**Features** Car Wash, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** Permit By Seller  
**Garage Suite** Permit  
**Garden Suite** Permit  
**Lot Shape** Front Exposure East  
**Lot Size SqM** F x D (m) x  
**Zoning**  
**Tax Amount** \$2,126.47 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric

**Goods Excl**

**Warranty**

**Site Features** Golf Nearby, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Parking** Underground

**Road Access** Paved

**Park Encl/Tot** 1 / 1

**Garage Dim**

|                     |  |                         |        |                 |     |
|---------------------|--|-------------------------|--------|-----------------|-----|
| <b>Condo Name</b>   | Savona   | <b>Floor Location</b>   | Ground | <b>Floor#</b>   | 1   |
| <b>Condo Fee</b>    | \$456.61   | <b>#Floors in Build</b> | 4      | <b>Elevator</b> | Yes |
| <b>Fee Includes</b> | Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common | <b>Balcony/Terrace</b>  | Yes    | <b>Min Age</b>  |     |
|                     |  | <b>Titled Storage</b>   | No     |                 |     |
|                     |  | <b>Parking Type</b>     | Titled |                 |     |
|                     |  | <b>Unit Exposure</b>    | S      |                 |     |