



**Sherwood Park** **Centre In The Park** **LP:** **\$314,999**  
 #207 111 FESTIVAL WY N T8A 4Y4 **SP:** **M**

**Listing ID #** E4475468 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2014  
**Full Baths** 1  
**Half Baths** 1  
**Total Baths** 1.1  
**Tot Flr AG SqFt** 780.61  
**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 72.52

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

Move-In Ready! Adult 18+ condo. Steps away from Festival Place as well as convenient to Shopping/Library/Restaurants, and gorgeous walking trails. Gourmet Kitchen with ample cupboards and drawers, stainless stainless steel appliances, under cabinet lighting, and large peninsula with granite countertops. 2 bedroom, bath and half, master ensuite, and in-suite laundry is all you need. Built-in closets add to usability of space in bedrooms and primary ensuite. A large balcony welcomes you to enjoy the outdoor space. Parking stall included #299 as well as storage S21. Amenities include a well equipped gym on main floor off entrance and car wash in underground parkade. New refrigerator 2025.

**Directions**

Living Room	4.4x3.98	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room		M	Bedroom 4	1	4	M	Yes	Main		
Kitchen	3.66x3.98	M		2	2	M	No	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.72x2.88	M		6				Tot Flr AG	72.52	780.61
Bedroom 2	3.63x2.57	M		7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Heat Pump  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Brick, Composition, Metal  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Features** Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** Permit By Seller  
**Garage Suite** Permit  
**Garden Suite** Permit  
**Lot Shape** Front Exposure North  
**Lot Size SqM** F x D (m) x  
**Zoning**  
**Tax Amount** \$1,756.00 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

**Warranty**  
**Fireplace** No  
**FP Fuel**  
**FP Type**  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

**Parking** Underground

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

<b>Condo Name</b>	Reflections	<b>Floor Location</b>	Other	<b>Floor#</b>	2
<b>Condo Fee</b>	\$591.84	<b>#Floors in Build</b>	5	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	18
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Titled		
		<b>Unit Exposure</b>	N		