

## \$752,621 - 406 71 Festival Way, Sherwood Park

MLS® #E4433855

**\$752,621**

2 Bedroom, 2.00 Bathroom, 1,126 sqft

Condo / Townhouse on 0.00 Acres

Centre In The Park, Sherwood Park, AB

Experience upscale living in this brand-new, never-lived-in penthouse at Savona—an elegant development by award-winning Salvi Homes, renowned for 50 years of quality craftsmanship and luxurious design. With over 1,200 sq. ft., this stunning top-floor unit features an open-concept layout, custom millwork, solid core doors, soft-close cabinetry, stone countertops, and full-height tile backsplashes. Natural light pours through large windows, highlighting the premium finishes. Enjoy a private balcony, a full fitness studio, rooftop terrace, heated underground parking with video surveillance, and a resident car wash. Perfectly located in Sherwood Park's Centre in the Park, you're steps from Festival Place, the library, mall, grocery stores, and beautiful walking trails. Refined, walkable, and move-in ready—this is penthouse living at its finest.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433855  |
| Price          | \$752,621 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,126     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Lowrise Apartment |
| Style      | Penthouse         |
| Status     | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 406 71 Festival Way |
| Area        | Sherwood Park       |
| Subdivision | Centre In The Park  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4Z1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Barbecue-Built-In, Car Wash, Ceiling 9 ft., Parking-Visitor, Patio, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking   | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Geo Thermal   |
| # of Stories      | 5  |
| Stories           | 5  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition   |
| Exterior Features | Commercial, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Flat  |
| Construction      | Wood, Composition   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 25       |
| Condo Fee      | \$646         |

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Listing information last updated on June 9th, 2025 at 5:02am MDT