

## \$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	53
Zoning	Zone 25
Condo Fee	\$646

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 3:32pm MDT