



Sherwood Park
#301 111 Festival WY

Centre In The Park
T8A 4Y4

LP: \$299,900
SP:

ACTIVE

Listing ID # E4502059
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 769.41

Sold Date
Bedrooms Above 1
Bedrooms Total 1
Basement None
Basement Dev No Basement
Tot Flr AG SqM 71.48

Welcome to the Reflections building in Centre in the Park, a sought-after 18+ adult building. This bright, west-facing corner unit offers an open-concept floor plan with a spacious 1-bedroom layout, no shared walls with neighbouring units, and an expansive wraparound balcony with a gas BBQ hookup. The modern kitchen features granite countertops, tile backsplash, stainless steel appliances, & ample cabinet space. The living room showcases durable vinyl plank flooring & 2 sets of French doors that open onto the balcony, creating a bright & inviting living space. The primary bedroom includes new carpet, a walk-in closet & a 4pc ensuite with a soaker tub. A convenient 2pc powder room with in-suite stacking washer & dryer adds everyday functionality. Additional features include titled underground parking & a separate storage cage. This is an exceptional opportunity to enjoy worry-free living in one of Sherwood Park's most desirable communities, close to parks, shopping, restaurants & all amenities.

Directions

Living Room	3.54x5.97	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	2	M	No	Main		
Kitchen	3.02x3.00	M	Laundry Room	2.11x0.99	M	2	4	M	Yes	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	2.88x5.03	M				6				Tot Flr AG	71.48	769.41
Bedroom 2						7				# Finished	1	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Heat Pump	Basement	None / No Basement
Foundation	Concrete	Separate Ent	
Roof Type	Tar & Gravel	2nd Suite	Permit By Seller
Exterior	Brick, Composition, Metal	Garage Suite	Permit
Flooring	Carpet, Vinyl Plank	Garden Suite	Permit
Features	Air Conditioner, Deck, Exercise Room, Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup	Lot Shape	Front Exposure North
		Lot Size SqM	F x D (m) x
		Zoning	
		Tax Amount	\$1,919.01 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings	Goods Excl	

		Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Site Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby		
Parking	Underground		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Reflections	Floor Location	Other	Floor#	3
Condo Fee	\$602.20	#Floors in Build	4	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer	Balcony/Terrace	Yes	Min Age	18
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	W		