



Sherwood Park

#301 111 Festival WY

Centre In The Park

T8A 4Y4

LP:

\$318,000

SP:



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

ACTIVE

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 one-bedroom layout and an expansive wraparound balcony, complete with a gas BBQ hookup. The modern kitchen features granite countertops, a tile backsplash, stainless steel appliances, and ample cabinet space. The living room showcases durable vinyl plank flooring and two sets of French doors that open onto the balcony, creating a bright and inviting living space. The primary bedroom includes new carpet, a walk-in closet, and a 4-piece ensuite with a soaker tub. A convenient 2-piece powder room with in-suite stacking washer and dryer adds everyday functionality. Additional features include titled underground parking and 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, and 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

Heat Type Heat Pump

Foundation Concrete

Roof Type Tar & Gravel

Exterior Brick, Composition, Metal

Flooring Carpet, Vinyl Plank

Features Air Conditioner, Deck, Exercise Room, Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup

Construction Wood Frame

Basement None / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount \$1,919.01 / 2025

Conform Type

Conform Year

Permit By Seller

Permit

Permit

Front Exposure North

F x D (m) x

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

Condo Fee \$602.20 **Fee Schedule** Monthly

Fee Includes Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer

Floor Location Other

#Floors in Build 4

Balcony/Terrace Yes

Titled Storage No

Parking Type Titled

Unit Exposure W

Floor# 3

Elevator Yes

Min Age 18