

# \$391,878 - 323 61 Festival Way, Sherwood Park

MLS® #E4433852

## \$391,878

2 Bedroom, 2.00 Bathroom, 817 sqft  
Condo / Townhouse on 0.00 Acres

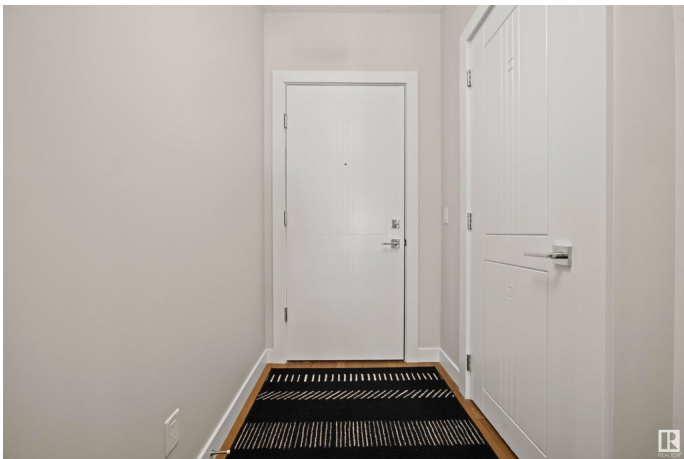
Centre In The Park, Sherwood Park, AB

Welcome to Savona by Salvi, a luxury residence located in the heart of Sherwood Park, developed by Salvi Homes—an award-winning builder known for exceptional craftsmanship and commitment to quality. This brand-new, move-in ready unit showcases premium finishes, including custom cabinetry, quartz countertops, and hardwood flooring. Residents benefit from a range of on-site amenities, such as a fully equipped fitness centre, residents' lounge, and car wash. Situated within walking distance of shops, restaurants, parks, and entertainment, Savona delivers a high standard of luxury living in one of Sherwood Park’s most desirable communities. SIMILAR LAYOUTS AVAILABLE!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433852  |
| Price          | \$391,878 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 817       |
| Acres          | 0.00      |
| Year Built     | 2020      |



|          |                       |
|----------|-----------------------|
| Type     | Condo / Townhouse     |
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 323 61 Festival Way |
| Area        | Sherwood Park       |
| Subdivision | Centre In The Park  |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4Y9             |

### Amenities

|           |                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Ceiling 9 ft., Exercise Room, No Smoking Home, Patio, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Underground                                                                                                                                                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Geo Thermal                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 5                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

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

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 94      |
| Zoning         | Zone 25 |
| Condo Fee      | \$404   |

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Listing information last updated on August 3rd, 2025 at 8:02pm MDT