

# FOR SALE

## PALISADES ON THE RAVINE CONDO

#216, 500 Palisades Way, Sherwood Park, AB



PRICE FURTHER REDUCED!

### Second Floor Corner Unit

Experience incredible value in this gorgeous corner unit at Palisades on the Ravine. Ideally located in one of Sherwood Park's most desirable communities, just steps from Centennial Park, this bright and spacious condo offers stunning sunsets and peaceful park views. The open concept layout features large windows that fill the home with natural light, while the modern kitchen boasts granite countertops, a large island and stainless steel appliances. Built with concrete construction for enhanced sound-proofing and durability, this air-conditioned suite includes two titled parking stalls and storage cage. The primary bedroom offers a walk in closet and 3-piece ensuite, while the second bedroom and full 4-piece bath are perfect for guests. Additional highlights include fireplace, in-suite laundry, two balconies with a gas line for BBQ, and convenient access to public transit, walking trails, the Anthony Henday, and Shoppes at Emerald Hills.

#### TYLER WEIMAN, SIOR

Partner, Associate

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## For Sale | Palisades on the Ravine Condo, Sherwood Park, AB



### Additional Details

- Six appliances included: washer/dryer, fridge, stove, microwave and dishwasher
- Furniture included in the sale: couch, TV stand, 2 TV's, reclining chair, coffee table, 2 end tables, accent table, queen bed with headboard, 2 dressers, 2 night tables, lamp, kitchen table with 5 chairs, and miscellaneous decorative accents
- Residents enjoy access to a fully equipped gym and a common lounge area featuring a pool table, poker and card tables and a full kitchen - perfect for hosting gatherings and events

### Property Details & Financials

MUNICIPAL ADDRESS	#216, 500 Palisades Way, Sherwood Park, AB
LEGAL DESCRIPTION	Condominium Plan: 1020591; Unit: 228
TWO TITLED PARKING STALLS	Condominium Plan: 1020591; Units: 345 & 360
YEAR BUILT	2009
SIZE	1,113 sq ft ±
BEDROOMS	2
BATHROOMS	2
SALE PRICE	<del>\$449,000.00</del> <del>\$426,000.00</del> <b>\$399,900.00</b>
CONDO FEES	\$736.47/month (2025) (Includes heat, common area insurance, janitorial (common areas), landscaping/snow removal, property management, Reserve Fund Contribution, water/sewer, and exterior maintenance)
PROPERTY TAXES	\$2,274.65/yr (2025)
POSSESSION	Immediate



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**LIVING ROOM**



**KITCHEN**



**OPEN CONCEPT KITCHEN**



**DINING AREA**



**FULLY EQUIPPED GYM**



**COMMON LOUNGE**



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**SECOND BEDROOM**



**PRIMARY BEDROOM**



**UTILITY/LAUNDRY ROOM**



**4-PIECE BATHROOM**



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SUITE ENTRANCE



WALK-IN CLOSET



BALCONY



STORAGE CAGE



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# Floor Plan



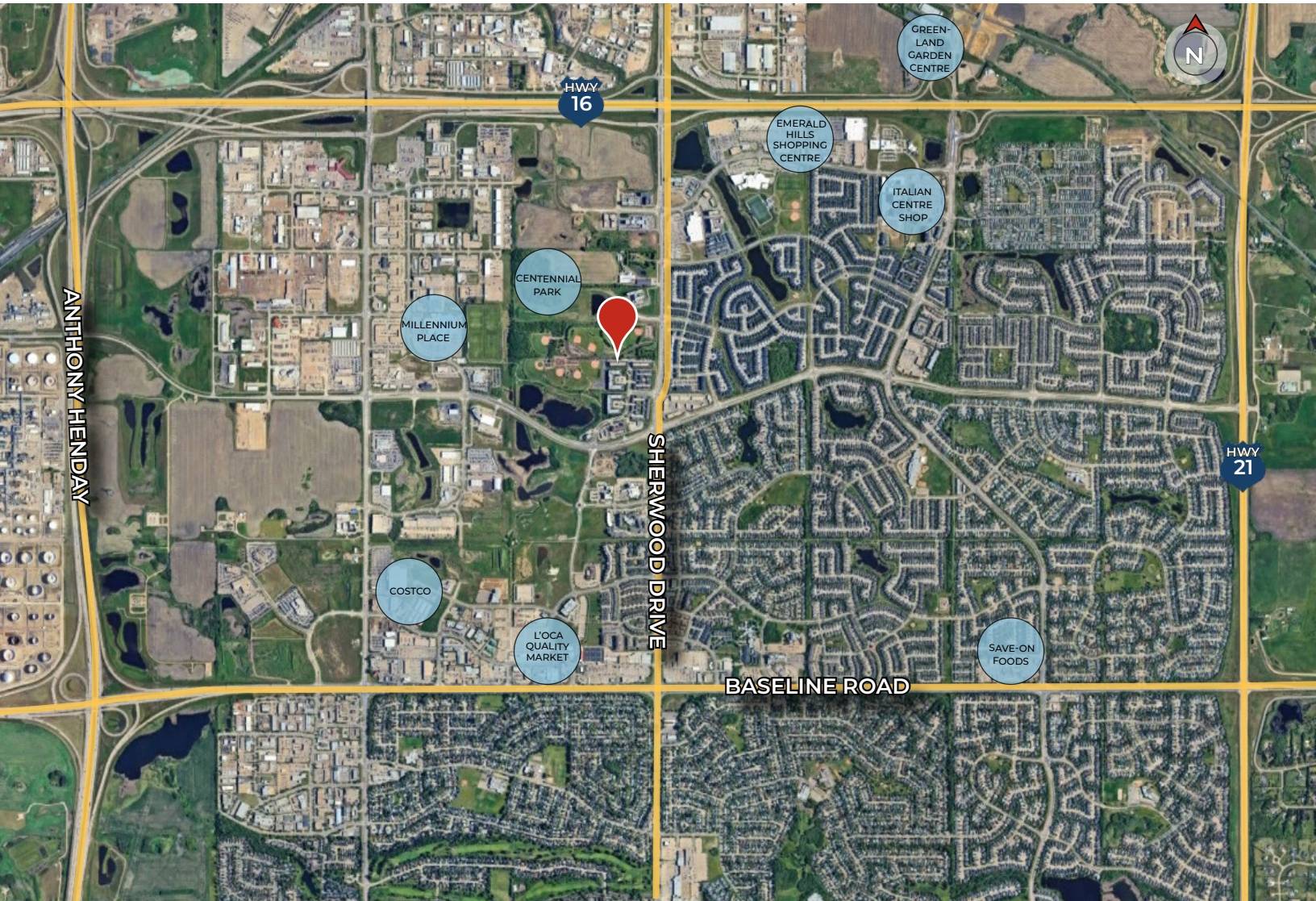
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# Property Location | Palisades on the Ravine Condo, Sherwood Park, AB



## Contact Our Team:



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