# \$419,900 - 109 5001 Eton Boulevard, Sherwood Park

MLS® #E4430747

## \$419,900

2 Bedroom, 2.50 Bathroom, 1,263 sqft Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome to Eton Park Estates, a luxurious main floor unit in the sought-after Emerald Hills community. This executive-style 18+ complex boast 1265 sq/ft of beautiful space & offers secure living surrounded by parks, walking and biking trails. Enjoy a modern lobby, fitness room, quest suite, and social roomâ€"ideal for downsizers, young professionals, or retirees. The open kitchen features espresso cabinetry, stainless steel appliances, granite countertops, and an island with an eat-up bar, perfect for entertaining. The massive Living Room showcases extensive vinyl flooring and a multitude of windows as well as French doors to the patio. The spacious primary suite includes a sitting area, 4-piece ensuite, and large closet. A second bedroom offers its own 4-piece ensuite, plus a 2-piece bath and in-suite laundry. Relax on the wraparound balcony with East and South views. Additional upgrades include A/C, LED lighting, and heated underground parking with separate storage.





Built in 2015

#### **Essential Information**

MLS® # E4430747 Price \$419,900

Bedrooms 2

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,263 Acres 0.00 Year Built 2015

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 109 5001 Eton Boulevard

Area Sherwood Park
Subdivision Emerald Hills
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0N7

## **Amenities**

Amenities On Street Parking, Air Conditioner, Detectors Smoke, No Smoking

Home, Parking-Visitor, Patio, Secured Parking, Security Door

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Fan Coil, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Fiber Cement

Exterior Features Landscaped, Public Transportation, Shopping Nearby

Roof EPDM Membrane

Construction Wood, Brick, Fiber Cement

Foundation Concrete Perimeter

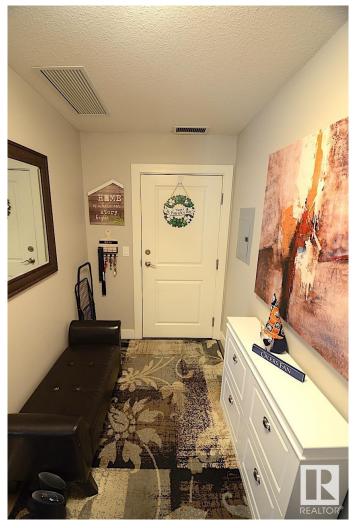
# **Additional Information**

Date Listed April 14th, 2025

Days on Market 18

Zoning Zone 25

Condo Fee \$800



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 May 2nd, 2025 at 9:47am MDT