

## **\$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, guest suite, and social room—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



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