

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

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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 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	23
Zoning	Zone 25
Condo Fee	\$800

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Listing information last updated on May 7th, 2025 at 7:17pm MDT