

## \$259,900 - 107 5001 Eton Boulevard, Sherwood Park

MLS® #E4444644

**\$259,900**

1 Bedroom, 1.50 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Come home to comfort & elegance where youâ€™ll find a beautifully designed unit featuring nine-foot ceilings creating an airy & spacious ambiance. The open-concept living room seamlessly connects to a stylish kitchen with modern cabinetry, granite countertops, and an island perfect for casual dining. Retreat to the generously sized primary bedroom, which offers a four-piece ensuite and a spacious walk-in closet to accommodate your wardrobe. Additionally, a versatile den awaits your imaginationâ€™perfect as an office, craft room, or quiet reading nook. A second 2-piece bath functions as an in-suite laundry room & offers plenty of storage space. As the day winds down, the cozy living room beckons you towards your west-facing patio. Imagine spending warm summer evenings basking in the golden hues of sunset, overlooking the tranquil park across the street. Discover the elegance of condominium living in the Emerald Hills community, where comfort meets convenience. Elevate your lifestyle at Eton Park Estates.

Built in 2015

### Essential Information

MLS® # E4444644

Price \$259,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 887                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 107 5001 Eton Boulevard |
| Area        | Sherwood Park           |
| Subdivision | Emerald Hills           |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5H 0N7                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Security Door, Heat Exchanger |
| Parking   | Heated, Parkade, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Concrete, Fiber Cement                                 |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, |

|              |                                      |
|--------------|--------------------------------------|
|              | Shopping Nearby                      |
| Roof         | Asphalt Shingles, SBS Roofing System |
| Construction | Wood, Brick, Concrete, Fiber Cement  |
| Foundation   | Concrete Perimeter                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 25         |
| Condo Fee      | \$594           |

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Listing information last updated on July 15th, 2025 at 1:03pm MDT