

## \$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 | 15               |
| Zoning         | Zone 25          |
| Condo Fee      | \$800            |



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Listing information last updated on April 29th, 2025 at 2:32pm MDT