

\$349,900 - 313 5001 Eton Boulevard, Sherwood Park

MLS® #E4446485

\$349,900

2 Bedroom, 2.00 Bathroom, 1,005 sqft

Condo / Townhouse on 0.00 Acres

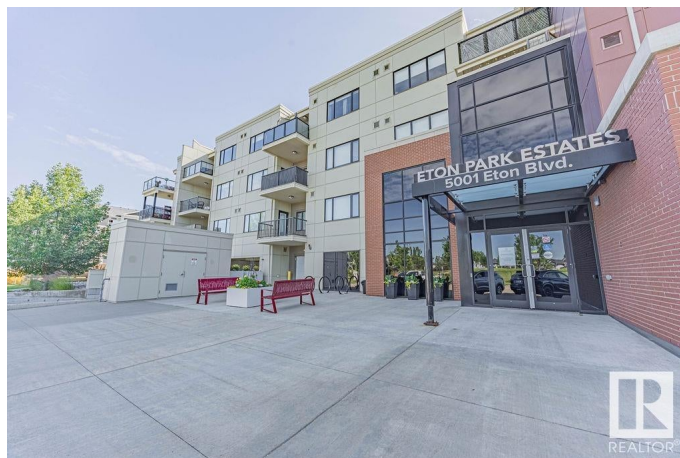
Emerald Hills, Sherwood Park, AB

Perfect for Downsizing! This 1005 sq/ft Christenson-built (18+), Pet Friendly, suite offers comfort, community, and convenience. Step into a welcoming lobby with elegant seating areas—ideal for visiting with friends. Located on the 3rd floor, this well-designed home features a bright, open-concept layout with wide plank laminate flooring and a peninsula kitchen complete with granite countertops and white cabinetry. The living room is filled with morning sun and opens onto a peaceful east-facing balcony—perfect for coffee and quiet starts. The generous primary bedroom includes a 4pc ensuite, while a second bedroom offers space for guests or hobbies. With in-suite laundry, a second full bath, and thoughtful design throughout, it's move-in ready. Enjoy underground heated parking, A/C, a fitness area, and guest suite. Walk to Emerald Hills shops, restaurants, and the hospital. A relaxed, maintenance-free lifestyle awaits!

Built in 2015

Essential Information

MLS® #	E4446485
Price	\$349,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	313 5001 Eton Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N7

Amenities

Amenities	Air Conditioner, Guest Suite, Intercom, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Low Maintenance Landscape, Park/Reserve, Public Transportation, Shopping Nearby
Roof	EPDM Membrane

Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 8th, 2025
Days on Market	6
Zoning	Zone 25
Condo Fee	\$650

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Listing information last updated on July 13th, 2025 at 10:17pm MDT