

## \$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

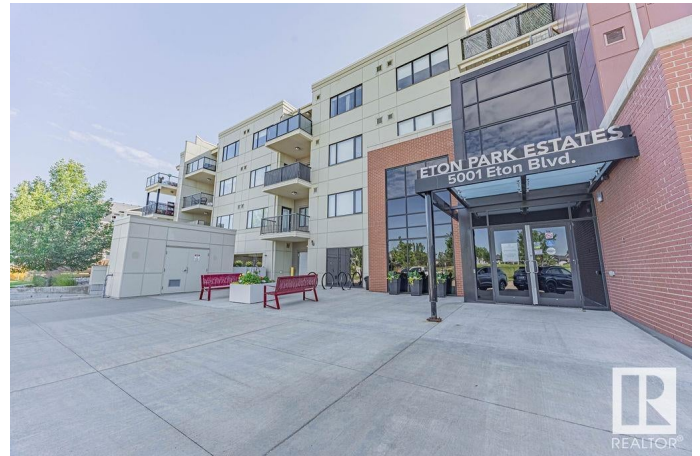
Emerald Hills, Sherwood Park, AB

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™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	9
Zoning	Zone 25
Condo Fee	\$650

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Listing information last updated on July 17th, 2025 at 3:47am MDT