

## **\$264,500 - 101 5001 Eton Boulevard, Sherwood Park**

MLS® #E4460908

**\$264,500**

1 Bedroom, 1.50 Bathroom, 726 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Fabulous location with VIEWS of the PARK across the street, walking trails and steps away from Italian Centre, new Rexall drug store, shopping, restaurants, recreation centres. and hospital. 18 PLUS ADULT LIVING. This spacious CORNER unit is bursting with natural light from the WEST facing windows. Laminate flooring through out the great room that includes a modern white kitchen with stainless steel appliances and granite island that over looks the dining area and living room. Primary bedroom boasts a walk in closet and ensuite including a jetted tub. Den, guest bath and in suite laundry compliment this simply elegant unit! OVERSIZED patio is lovely and offers PARK VIEWS, separate entrance and easy access to visitor parking. HEATED underground parking (67) & LOW condo fees include HEAT & WATER. Nothing to do but move in and LOVE living here! A relaxed, maintenance-free lifestyle awaits!

Built in 2015

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4460908  |
| Price     | \$264,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 726                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101 5001 Eton Boulevard |
| Area        | Sherwood Park           |
| Subdivision | Emerald Hills           |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8H 0N7                 |

### Amenities

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                      |
| Parking        | Parkade, Underground                                                                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                |
| Exterior Features | Landscaped, Playground Nearby, Private Setting, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Concrete, Brick, Stucco  |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 25           |
| Condo Fee      | \$506             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 27th, 2025 at 4:47am MDT