

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

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MLS® #E4446485

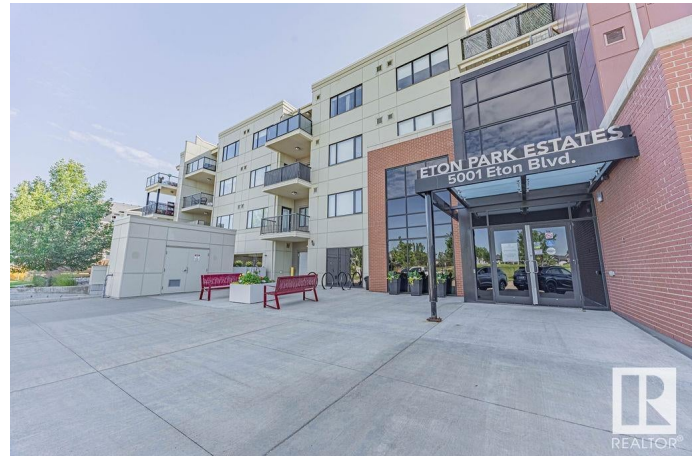
**\$349,900**

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 | 20             |
| Zoning         | Zone 25        |
| Condo Fee      | \$650          |

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Listing information last updated on July 28th, 2025 at 8:47pm MDT