

## \$350,000 - 412 5001 Eton Boulevard, Sherwood Park

MLS® #E4464325

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,005 sqft  
Condo / Townhouse on 0.00 Acres

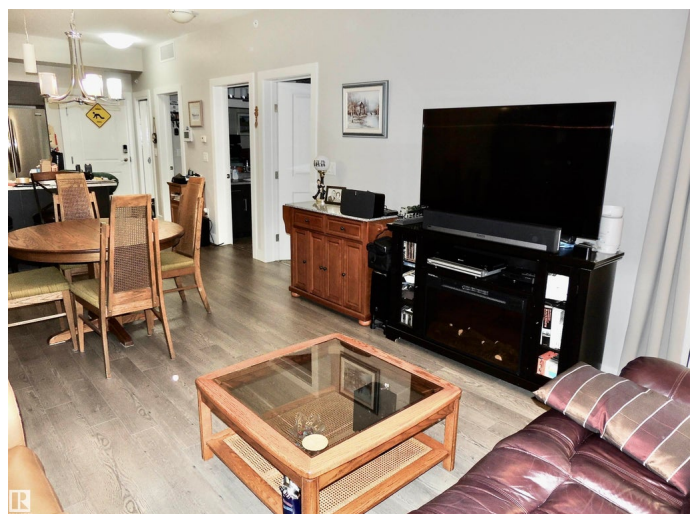
Emerald Hills, Sherwood Park, AB

Looking to down size in style? Check this 18+ condo complex and start to enjoy your freedom! Spacious open concept main living with room for a dining room suite and still plenty of room to relax in your living room. Just off the living room is a door to access your outdoor space balcony including a gas outlet for your BBQ. With two bedrooms you will even have a guest bedroom for your visitors. Primary bedroom has a large ensuite with 2 sinks and walk in shower. Modern kitchen has gleaming granite counters, stainless steel appliances and loads of cupboards with under mount lighting. Insuite laundry with stackable washer/dryer. Upscale building with heated underground parking (1 titled parking stall with storage cage), fitness room and modern lobby. Located close to Emerald Hills shopping, medi center, Italian Center, Starbucks and transportation. Throw away the lawn mower and snow shovel. Move in - relax - enjoy!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464325  |
| Price      | \$350,000 |
| 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     | 412 5001 Eton Boulevard |
| Area        | Sherwood Park           |
| Subdivision | Emerald Hills           |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8H 0N7                 |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                    |
| Parking        | Heated, Parkade, Underground                                                                                                                                                         |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, 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 | Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                   |
| Construction      | Wood, Brick, Fiber Cement                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 31st, 2025  
Days on Market                3  
Zoning                              Zone 25  
Condo Fee                        \$600

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