

\$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

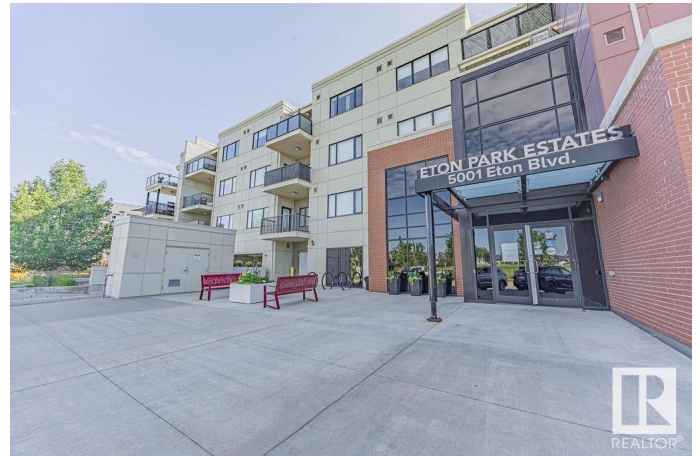
Emerald Hills, Sherwood Park, AB

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

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|-----------|-----------|
| 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 | 8 |
| Zoning | Zone 25 |
| Condo Fee | \$650 |

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Listing information last updated on July 16th, 2025 at 7:02pm MDT