

# \$349,900 - 114 5001 Eton Boulevard, Sherwood Park

MLS® #E4462767

## \$349,900

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

Emerald Hills, Sherwood Park, AB

You wonâ€™t find better value than this 1,005 sq.ft. Christenson-built (18+) main-floor suite! The elegant lobby welcomes you with comfortable seating and a warm, inviting atmosphere. Inside, this former show suite features an open-concept design with laminate flooring, a bright peninsula kitchen with granite countertops, and a sun-filled living room that opens onto an east-facing balcony overlooking a walking path. The primary bedroom offers a 4-piece ensuite, while a second bedroom, in-suite laundry, and another full bath complete the layout. Additional highlights include central A/C, heated underground parking, and a large fitness room. Ideally located within walking distance to Emerald Hills shopping, hospital, parks, and public transit. A beautifully maintained home in a quiet, adult-oriented building!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462767  |
| 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     | 114 5001 Eton Boulevard |
| Area        | Sherwood Park           |
| Subdivision | Emerald Hills           |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8H 0N7                 |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Storage Cage |
| 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           | Heat Pump, 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    | October 20th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$750              |

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Listing information last updated on October 23rd, 2025 at 9:17pm MDT