

## \$425,000 - 84 50 Ebony Boulevard, Sherwood Park

MLS® #E4427783

### \$425,000

3 Bedroom, 2.50 Bathroom, 1,484 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome to a sleek, modern townhouse that feels like new. The open concept main floor features 9 ft ceilings, wide plank vinyl flooring and floor to ceiling windows. The kitchen boasts quartz countertops, stainless whirlpool appliances, walk-in pantry and easy clean floor to ceiling cabinetry. Off the living room is a south facing balcony with gas BBQ hookup. Upstairs you'll find the main bedroom with a walk-in closet and 4pc ensuite, 2 more good sized bedrooms, 4pc main bath and laundry. Triple pane windows throughout. Double attached garage and finished flex room on the ground floor. With HRV for energy efficiency and air filtration, close to walking trails and all the amenities at Emerald Hills shopping center, all this house needs is you!

Built in 2022

### Essential Information

MLS® #	E4427783
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.00



Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	84 50 Ebony Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2X4

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 27th, 2025
Days on Market	11

Zoning	Zone 25
Condo Fee	\$225

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 April 7th, 2025 at 11:17am MDT