

\$530,000 - 15 4001 Eton Boulevard, Sherwood Park

MLS® #E4443875

\$530,000

2 Bedroom, 3.00 Bathroom, 1,198 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

45+ Retirement Community! Main floor features vaulted ceilings; spacious open-concept living/dining area with a gas fireplace. Kitchen includes a breakfast bar, espresso shaker-style cabinets, full pantry, & eat-in area leading out to south facing deck. The bright & generous primary suite features double closets with custom built-ins; and a 5-pce ensuite including a soaker tub and separate stand-up shower. Also on the main floor: laundry tucked in the 3 piece guest bathroom; an office/den space; and access to the double garage equipped with 3 walls of mounted shelving. The finished basement provides an open living area; 3-pc bath; and a guest bedroom with double closets with shelving. A north facing front porch and south facing deck overlook mature trees and perennial landscaping. Condo fees cover snow removal, yard maintenance and window cleaning. Conveniently located within a 10 min walk of playgrounds, Italian Centre Shop, Strathcona Community Hospital, restaurants, pharmacy, grocery, & shopping.



Built in 2011

Essential Information

MLS® # E4443875

Price \$530,000

Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,198
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	15 4001 Eton Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 23rd, 2025
Days on Market	4
Zoning	Zone 25
Condo Fee	\$405

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Listing information last updated on June 27th, 2025 at 8:48pm MDT