

## \$450,000 - 73 50 Ebony Boulevard, Sherwood Park

MLS® #E4457677

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,593 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

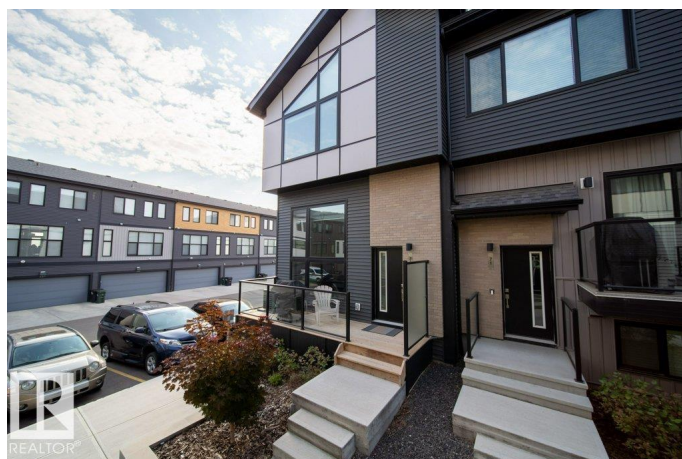
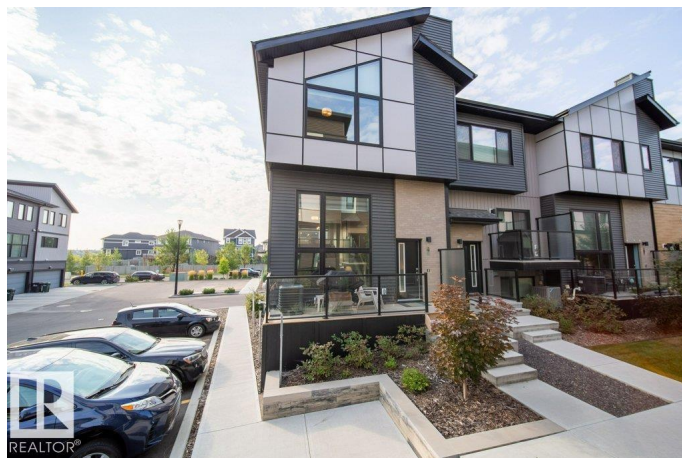
Immaculate & meticulously well maintained END UNIT stylish townhome in the heart of Emerald Hills. With all your favourite shops, restaurants, and amenities just steps away, this home has everything you need! With CENTRAL A/C to keep you cool and gorgeous CUSTOM HUNTER DOUGLAS BLINDS, this 2 bed + bonus room home is better than new! Beautifully designed, step inside & be wowed with VAULTED CEILINGS. MASSIVE WINDOWS bathe the spacious living area with natural light. Up a few steps brings you to the roomy dining area with plenty of space for all your dinner parties. Open kitchen is bright & sunny, with stainless steel appliances, quartz counters, tile backsplash, middle island & walk in pantry. Upstairs king sized primary bedroom also has vaulted ceilings, massive windows, & a beautiful ensuite with walk in shower. Large bonus room is flexible to suit all your needs. 2nd bedroom & full bath complete upstairs. Plenty of storage available in the basement. Oversized double garage will fit your trucks & toys!

Built in 2021

### Essential Information

MLS® # E4457677

Price \$450,000





Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	73 50 Ebony Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2X4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior



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

**Additional Information**

Date Listed	September 13th, 2025
Zoning	Zone 25
Condo Fee	\$208

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Listing information last updated on September 13th, 2025 at 3:47pm MDT