

## \$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

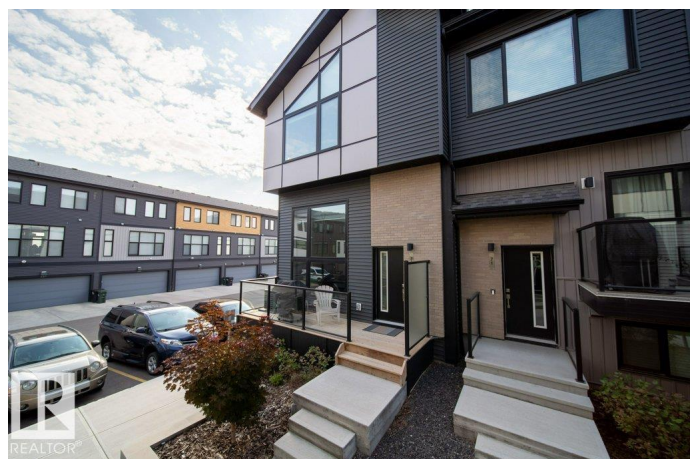
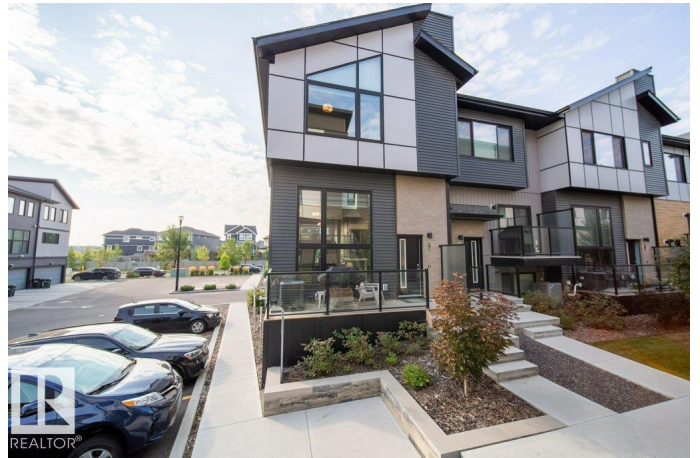
Immaculate & meticulously well maintained END UNIT stylish townhome in the heart of Emerald Hills. With all your favourite shops, restaurants, and amenities just steps away, this home has everything you need! With CENTRAL A/C to keep you cool and gorgeous CUSTOM BLINDS, this 2 bed + bonus room home is 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 |
| Days on Market | 10                   |
| Zoning         | Zone 25              |
| Condo Fee      | \$208                |

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Listing information last updated on September 23rd, 2025 at 5:47pm MDT