

Courtesy Of Darya M Pfund Of Easy List Realty

# \$440,999 - 20 50 Ebony Boulevard, Sherwood Park

MLS® #E4418496

**\$440,999**

2 Bedroom, 2.50 Bathroom, 1,464 sqft  
Condo / Townhouse on 0.00 Acres

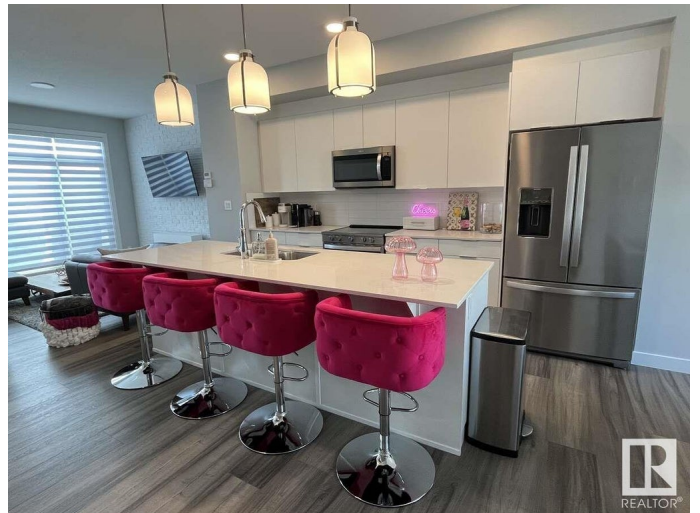
Emerald Hills, Sherwood Park, AB

For more information, please click on "View Listing on Realtor Website". Location! Location! Location! Two year young, elegantly designed townhome with high end features that create a comfortable living environment of sophistication & style. Meticulously maintained with A/C, this home boasts an open, modern layout designed to maximize natural light with numerous large windows. The stunning kitchen is equipped with contemporary lighting, quartz countertops, sleek modern cabinets & a large pantry for ample storage. The huge dining & living areas are perfect for entertaining friends & family. Upstairs you are greeted with a bonus room and 2 bedrooms. The primary bedroom has an ensuite and walk-in closet while the second bedroom is next to a full bathroom and upstairs laundry! On the lower level you have a double attached garage, parking pad & flex room perfect for an office, playroom or home gym along with storage space. Lots of upgrades. A must see!

Built in 2022

## Essential Information

MLS® #	E4418496
Price	\$440,999
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	20 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., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front/Rear Drive Access, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Asphalt, Metal, Vinyl
Exterior Features	Back Lane, Commercial, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Concrete, Asphalt, Metal, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lakeland Ridge/Holy Spirit
Middle	F. R. Haythorne
High	Archbishop Jordan

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	55
Zoning	Zone 25
Condo Fee	\$189

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Listing information last updated on March 14th, 2025 at 4:17am MDT