

## \$429,900 - 69 50 Ebony Boulevard, Sherwood Park

MLS® #E4460764

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,549 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Extremely well-maintained 2-storey home in sought-after Emerald Hills, just steps from all amenities! This Paris II model by Cantiro Homes offers charming curb appeal with a front veranda and BBQ gas line. Inside, the welcoming foyer opens to a stunning living room with soaring vaulted ceilings, highlighted by an electric fireplace with a floor to ceiling tile surround. The bright kitchen overlooks the living room and features stainless steel appliances, a central island, and quartz countertops. Upstairs, the spacious primary suite boasts a walk-in closet and 4 piece ensuite. Two additional bedrooms and the convenience of upper-level laundry complete the Upstairs. The basement provides a large flex space perfect for a home office, gym, or extra storage along with direct access to the double attached garage.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460764  |
| Price          | \$429,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,549     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2021              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 69 50 Ebony Boulevard |
| Area        | Sherwood Park         |
| Subdivision | Emerald Hills         |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 2X4               |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Storage-In-Suite |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories           | 2                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Partial, Unfinished                                                                                                                                                |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 39      |
| Zoning         | Zone 25 |
| Condo Fee      | \$258   |

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Listing information last updated on November 11th, 2025 at 2:32pm MST