

Courtesy Of Fred Clemens Of ComFree

\$449,000 - 22 50 Ebony Boulevard, Sherwood Park

MLS® #E4445086

\$449,000

2 Bedroom, 2.50 Bathroom, 1,532 sqft
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome to this modern townhome that offers the perfect blend of function, style, and comfort. Located in a southeast-facing position, home is bathed in natural light year-round & features a generous front-facing deck with street views-no neighbours directly in front. The lower level incls a versatile den ideal for working from home or a private retreat. On the main level, you'll find striking design features; full glass wall, two feature walls, upgraded black light fixtures, faucets, and hardware throughout. The kitchen showcases upgraded black stainless-steel appliances, perfectly matched with washer and dryer. Stay comfortable with central AC thru-out the home. Upstairs, two spacious primary bedrooms each offer ensuite bathrooms & walk-in closets. One bedroom features a walk-in closet & a full bathroom with tub/shower combo, while the other boasts two walk-in closets & a luxurious upgraded tile shower. Parking is a breeze with a double garage plus a driveway that can accommodate additional vehicles.

Built in 2022

Essential Information

MLS® # E4445086

Price \$449,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	22 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., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2025
Days on Market	6
Zoning	Zone 25
Condo Fee	\$212

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Listing information last updated on July 6th, 2025 at 8:47am MDT