

# \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 2               |
| Zoning         | Zone 25         |
| Condo Fee      | \$212           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 6:02pm MDT