

\$439,000 - 22 50 Ebony Boulevard, Sherwood Park

MLS® #E4445086

\$439,000

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

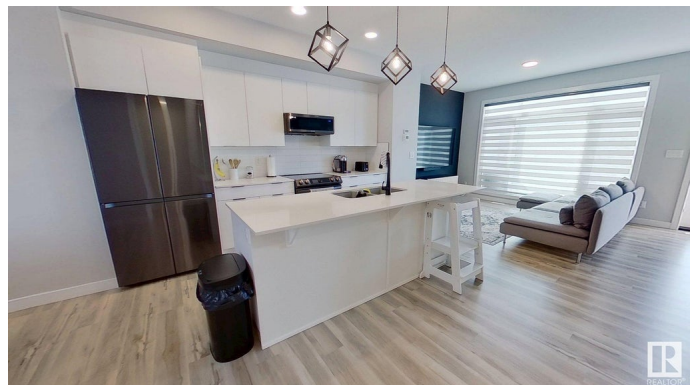
Emerald Hills, Sherwood Park, AB

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 | \$439,000 |



| | |
|----------------|-------------------|
| 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 | 52 |
| 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 August 21st, 2025 at 8:02am MDT