

# \$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	13
Zoning	Zone 25
Condo Fee	\$212

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Listing information last updated on July 13th, 2025 at 7:17am MDT