

# \$445,000 - 39 50 Ebony Bv, Sherwood Park

MLS® #E4433073

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,499 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome to this stunning townhome perfectly nestled in the vibrant and family-friendly community of Sherwood Park! Designed with comfort and style in mind, this home features soaring ceilings and expansive windows that flood the space with natural light, creating a warm and inviting atmosphere. The open-concept layout is ideal for entertaining, while the spacious bedrooms offer the perfect retreat for rest and relaxation. Whether you're a growing family or a busy professional, you'll appreciate the thoughtful design and modern finishes throughout. Located just minutes from schools, convenient shopping centers, and with easy access to major highways, your new home offers the perfect blend of suburban tranquility and urban convenience.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433073  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,499     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 50 Ebony Bv |
| Area        | Sherwood Park  |
| Subdivision | Emerald Hills  |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 2X4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 25          |

Condo Fee                      \$225

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Listing information last updated on April 30th, 2025 at 8:02am MDT