# \$460,000 - 7006 Eton Boulevard, Sherwood Park

MLS® #E4446745

#### \$460,000

4 Bedroom, 3.50 Bathroom, 1,363 sqft Single Family on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Pride of Ownership is clearly evident as you enter this outstanding beauty in Emerald Hills. This two story home features a great floor plan! Double Detached garage in the back with a parking pad. The main floor features a lovely living room with 9ft ceilings on main with gleaming hardwood floors, 1/2 bath on main with spacious kitchen that has a bright modern design with all new paint within the entire home including doors and trim. This duplex includes a fully developed basement with a total of 4 bedrooms and 3 1/2 bathrooms. Duplex has all new rug and comes with central AC unit. Appliances included. Brand new fridge, dishwasher, washer and dryer. The backyard is maintenance free with a beautiful large wooden deck ready for entertaining!Emerald Hills is an amazing area with close proximity to shopping, restaurants, cafes, schools and spectacular walking trails.



#### **Essential Information**

MLS® # E4446745 Price \$460,000

Bedrooms 4

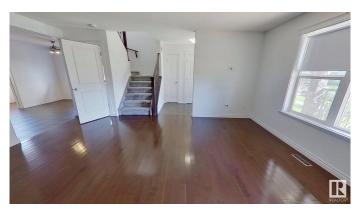
Bathrooms 3.50

Full Baths 3

Half Baths 1







Square Footage 1,363 Acres 0.00 Year Built 2010

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 7006 Eton Boulevard

Area Sherwood Park
Subdivision Emerald Hills
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0L7

#### **Amenities**

Amenities Air Conditioner, Deck

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 9th, 2025

Days on Market

Zoning Zone 25

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Listing information last updated on July 11th, 2025 at 7:32am MDT