

## \$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.

Built in 2010

### 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 3

Zoning Zone 25

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