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

MLS® #E4446745

\$460,000

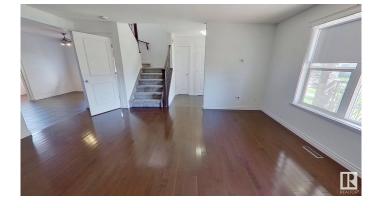
4 Bedroom, 3.50 Bathroom, 1,363 sqft Single Family on 0.00 Acres

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
Туре	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

6

Days on Market

Zoning Zone 25

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 July 15th, 2025 at 6:47am MDT