

## \$460,000 - 7042 Eton Boulevard, Sherwood Park

MLS® #E4445966

**\$460,000**

3 Bedroom, 3.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Emerald Hills, Sherwood Park, AB

First time on the market for this impeccably maintained half duplex, finished in soothing light neutral tones. You are greeted by a covered front porch, the perfect place to catch a morning coffee. A large foyer opens onto the living room, with a 3-sided gas fireplace being the focal point. Crisp white kitchen with island seating is open to the dining room. Two-pc bath also on this level. The upstairs primary bedroom features a walk-in closet and huge ensuite bath with soaker tub. Another bedroom & a full bathroom complete the top floor. The basement is developed with an extra bedroom, full bathroom, and family room with a corner gas fireplace. Lovely backyard features a garden shed, 2-level deck, privacy grapevines, with raspberry & rhubarb plants along the double detached garage. Extra parking space on the driveway. Just down the street from a park & close to everything Emerald Hills has to offer: major shopping, swimming pool, restaurants and more.

Built in 2008

### Essential Information

MLS® #	E4445966
Price	\$460,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7042 Eton Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0K9

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on July 7th, 2025 at 4:32pm MDT