

\$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 | 2 |
| Zoning | Zone 25 |

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Listing information last updated on July 6th, 2025 at 8:17am MDT