



7048 ETON Boulevard Sherwood Park AB

\$406,500

Charming DUPLEX with NO FEES in a prime location. DOUBLE detached insulated garage with optional programmable keyless entry, central air conditioning and central vac installed. Canister and attachments are included for central vac. Built-in security system with no fees! Walking distance to bus stops, hospital, schools, restaurants, grocery, trails and more. This Duplex boasts 3 beds & 2.5 baths. Very spacious and brightly lit with natural light as it has an East facing front and West facing back. Unfinished basement with roughed in plumbing. This home is a non-smoking home with minimal wear and tear. Large front veranda and even larger two-tiered back patio with a privacy wall panel, low maintenance landscaping makes your space relaxing and private. Reusable furnace filter. Ensuite has upgraded rain water shower head, wall cabinet and glass door. Laminate flooring installed on the upper level in 2017. Partial fence and patio repairs (2020). Carpet and furnace ducts professionally cleaned every few years.

Listing Presented By:



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