

**\$409,990 - 1046 Hearthstone Boulevard, Sherwood Park**

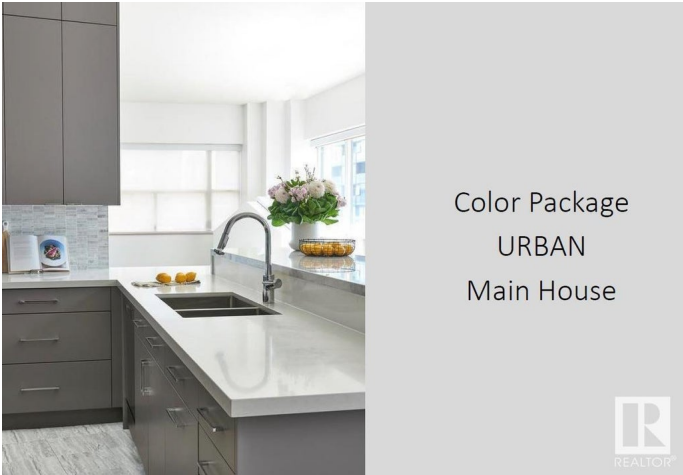
MLS® #E4433225

**\$409,990**

3 Bedroom, 2.50 Bathroom, 1,418 sqft  
Single Family on 0.00 Acres

Hearthstone (Strathcona), Sherwood Park, AB

Brand New Home by Mattamy Homes in the master planned community of Hearthstone. This stunning FISHER townhome offers 3 bedrooms & 2 1/2 bathrooms. The open concept and inviting main floor features 8' ceilings and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge, and an island perfect for entertaining. Head upstairs to discover the walk-in laundry room, full 4 piece bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet, luxurious ensuite and balcony! Enjoy the added benefits of this home including a double attached garage, no condo fees, basement bathroom rough-ins and front yard landscaping. Enjoy access to amenities including a playground and close access to schools, shopping, commercial, and recreational facilities, sure to compliment your lifestyle! UNDER CONSTRUCTION! First (2) photos are of the interior colors, rest are of the plan.



| URBAN INCLUDED- MAIN                                                             |                   |                          |                             |
|----------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------------|
| *Selections may be substituted as required without notification to home 37530286 |                   |                          |                             |
| <b>Kitchen/Stairs/2nd:</b>                                                       | <b>Bathrooms:</b> | <b>Kitchen Plumbing:</b> | <b>Additional Finishes:</b> |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |
|                                                                                  |                   |                          |                             |

Built in 2025

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4433225  |
| Price    | \$409,990 |
| Bedrooms | 3         |

|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,418                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1046 Hearthstone Boulevard |
| Area        | Sherwood Park              |
| Subdivision | Hearthstone (Strathcona)   |
| City        | Sherwood Park              |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6H 5E5                    |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Front Porch, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                              |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Partially Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Glen Allen Elementary  
Middle                              F.R. Haythorne Junior High  
High                                 Bev Facey Community High

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                7  
Zoning                              Zone 25

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Listing information last updated on May 2nd, 2025 at 4:32am MDT