



309 Eaton Drive
Hinton, Alberta

MLS # A2263626



\$529,499

Division: Eaton

Type: Residential/House

Style: Bi-Level

Size: 1,213 sq.ft. **Age:** 1997 (29 yrs old)

Beds: 5 **Baths:** 3

Garage: Double Garage Attached, Front Drive, Paved

Lot Size: 0.16 Acre

Lot Feat: Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, No Neigh

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-S2

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Laminate Counters

Inclusions: Shed

Fresh & well cared for 5 bedroom, 3 bath home offers everything a family wants. A roomy, family style kitchen/dining area with access to the deck & back yard. The master suite features a 3 pc bathroom & walk in closet. The family room has a gas fireplace and access to the backyard. The private back yard is fenced, has a firepit, mature trees bordering an undeveloped space behind the house. Upgrades include new countertops in the kitchen, front side of the roof 3 years ago (back is in good condition), washer & dryer approx 3 years, fresh paint & trim work, new lights - inside & out. As well, the kitchen cabinets are being refinished to brighten up the kitchen!. All this plus a double attached garage & paved driveway. This home has tons of curb appeal and is move-in ready.