

# \$540,000 - 309 Eaton Drive, Hinton

MLS® #A2263626

## \$540,000

5 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.16 Acres

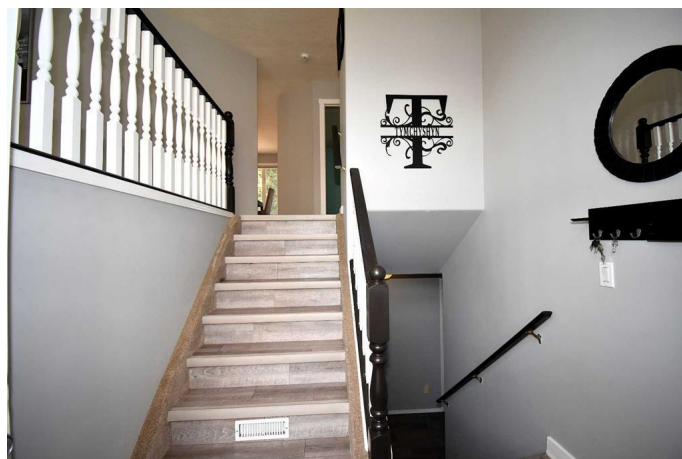
Eaton, Hinton, Alberta

Fresh & well cared for 5 bedroom 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 back yard. 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 exterior lights. All this plus a double attached garage & paved driveway. This home has tons of curb appeal and is move-in ready.

Built in 1997

## Essential Information

MLS® #	A2263626
Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status Active

### Community Information

Address 309 Eaton Drive  
Subdivision Eaton  
City Hinton  
County Yellowhead County  
Province Alberta  
Postal Code T7V 1Y5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Front Drive, Paved  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Laminate Counters  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Fire Pit, Lighting, Private Yard  
Lot Description Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 10th, 2025  
Zoning R-S2

### Listing Details

Listing Office

COLDWELL BANKER HINTON REAL ESTATE

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