



GRASSROOTS
REALTY GROUP

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**309 Eaton Drive
Hinton, Alberta**

MLS # A2263626



\$540,000

Division:	Eaton		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	1997 (28 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, Partially Finished	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 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.