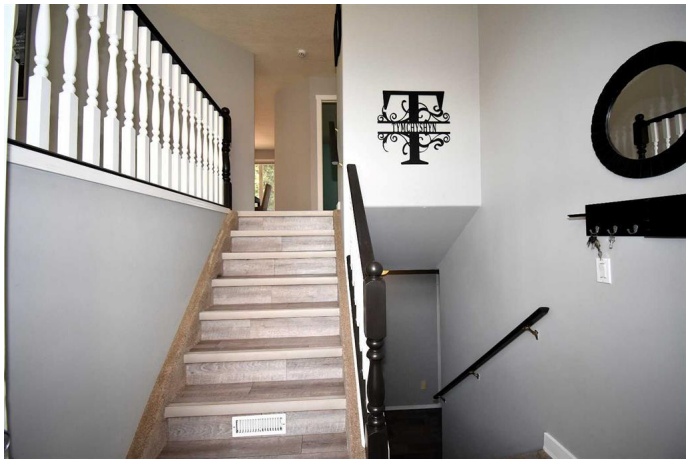
$540,000 - 309 Eaton Drive, Hinton

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
Days on Market	26
Zoning	R-S2

Listing Details

Listing Office COLDWELL BANKER HINTON REAL ESTATE

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