



GRASSROOTS
REALTY GROUP

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223 Eaton Drive
Hinton, Alberta

MLS # A2337634



\$629,900

Division:	Eaton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	None
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This beautifully located bungalow offers all the benefits of a fresh, modern home, with the added advantage of being only a couple of years old. The main floor is thoughtfully designed around a stunning kitchen featuring a large island with comfortable seating for four, Corian countertops, Stainless steel appliances, and vaulted ceilings that create a bright and spacious atmosphere. The adjacent dining area features sliding doors leading to the covered rear deck, perfect for enjoying the backyard in comfort. The bright west facing living room overlooks the covered front verandah, providing a welcoming space to relax and enjoy the natural light. The main level also includes three bedrooms and two full 4 piece bathrooms, including a private ensuite in the primary bedroom. The primary bedroom offers two generously sized closets for plenty of storage. The fully developed basement adds even more living space, featuring a fourth bedroom, 4-piece bathroom, extra large family room, and dedicated laundry room. Outside, the fully fenced rear yard offers green space and established garden beds, while the covered rear deck provides an ideal spot for outdoor entertaining. The property is completed by a heated double attached garage and convenient RV parking. A modern, move in ready home offering comfort, functionality, and plenty of space both inside and out.