

# \$140,000 - 208 5 Avenue E, Oyen

MLS® #A2188790

**\$140,000**

4 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.28 Acres

NONE, Oyen, Alberta

Now available! Perfect for a first time home buyer or an investment property, this 792 square foot home is ready to view in the heart of Oyen, AB. This bungalow is perfectly situated on a large, irregular corner lot, just a stone's throw away from both school and hospital amenities.

Step inside and discover a bright and inviting open concept living space that welcomes you with warmth and character. With four spacious bedrooms, there's ample room for family, guests, or a home office. The thoughtfully designed layout includes two well-appointed bathrooms, ensuring convenience for everyone.

The fully finished basement offers endless possibilities—an entertainment space, play area for kids, or a cozy retreat for movie nights, making it a perfect space to unwind. Outside, the fully fenced backyard is perfect for kids and pets to roam freely, while you enjoy summer barbecues and outdoor gatherings. Imagine creating your dream garden or simply relaxing in the sun on this generous lot.

Don't forget the 24' x 24' heated double car detached garage, ideal for vehicles, storage, or even a workshop for your hobbies. The ample parking and space add to the convenience of this property.

This starter home is not just a place to live; it's a community. With schools, playground, recreation facilities and healthcare amenities within walking distance, you can



enjoy peace of mind knowing everything you need is right at your fingertips.

Don't miss this incredible opportunity to make this bungalow your forever home!

Built in 1959

### Essential Information

MLS® #	A2188790
Price	\$140,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.28
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	208 5 Avenue E
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

### Amenities

Utilities	Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Side, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Wood Windows, Laminate Counters, Sump Pump(s)
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Appliances	Dishwasher, Microwave, Built-In Range, Built-In Oven, Dryer, Refrigerator, Range Hood, Washer
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 20th, 2025
Days on Market	184
Zoning	R-1

## Listing Details

Listing Office	Big Sky Real Estate Ltd.
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