

# \$157,500 - 108 3 Avenue E, Oyen

MLS® #A2220155

**\$157,500**

2 Bedroom, 2.00 Bathroom, 822 sqft

Residential on 0.12 Acres

NONE, Oyen, Alberta

Located in the heart of Oyen, just steps from schools and downtown amenities, this well-maintained 2-bedroom, 2-bathroom home is perfect for first-time buyers or those looking to downsize. Situated on a raised lot, the property features a fully fenced yard, a detached single-car garage, and a brand-new concrete walkway leading around the home. Step inside to a bright living room with a large south-facing window that fills the space with natural light. The adjoining kitchen and dining area offer a cozy layout perfect for everyday living. The main level also features two bedrooms, a full 4-piece bathroom, and closet space.

The lower level offers flexible living potential with an open layout, a bonus room, a convenient 2-piece bathroom, and laundry facilities. Whether you're looking to create a family room, home office, or hobby space, this area is ready for your vision.

Recent upgrades include:

New carpet throughout

New hot water tank

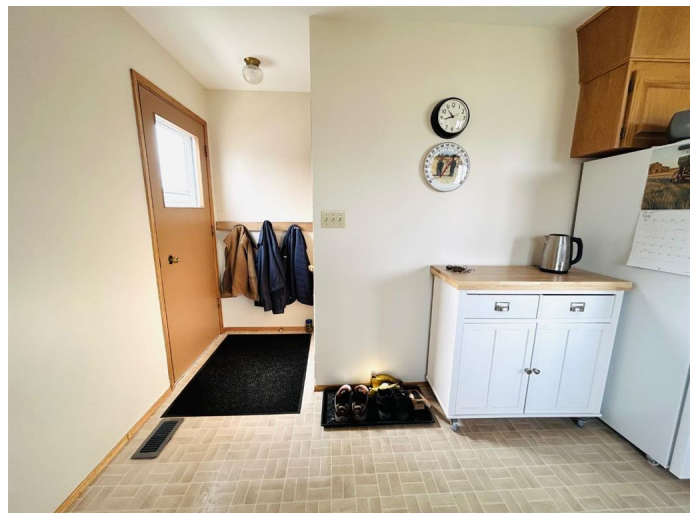
New oven and fridge

Fresh exterior and interior paint

Freshly seeded lawn

Shingles replaced in the last 3 years

This affordable and move-in-ready property is an excellent opportunity to get into the housing market in a great location. Don't miss your chance to call this place home. Schedule your viewing today with your local Realtor!



Built in 1966

### Essential Information

MLS® #	A2220155
Price	\$157,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	822
Acres	0.12
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	108 3 Avenue E
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

### Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Available, Garbage Collection
Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Lawn, Street Lighting, Sloped Up
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Big Sky Real Estate Ltd.
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