

# \$235,000 - 202 7 Avenue E, Oyen

MLS® #A2223032

**\$235,000**

5 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.25 Acres

NONE, Oyen, Alberta

Welcome to this well maintained 5-bedroom, 3-bath family home nestled on an oversized corner lot in Oyen, AB. Offering 1,320 sq ft of comfortable living space above grade and a fully developed basement, this property is a rare blend of functionality, space, and outdoor living.

Inside, you'll find a bright kitchen with classic wood cabinetry, an eating area, and a large west-facing bay window in the living room that fills the space with natural light. The main floor laundry room doubles as a convenient pantry with built-in desk space—perfect for managing household tasks. Generous built-in storage, deep closets, and a bonus den in the basement provide ample space for growing families or guests. Enjoy the open family room downstairs, complete with cold room storage and under stair space.

Step outside to a private backyard oasis featuring a pond with waterfall, greenhouse, gazebo-covered patio, and a lush garden with perennials, berries (apple, saskatoon, honeyberry, raspberry, nanking cherry), and water connections to keep your garden lush. Two water barrels, two large water storage tanks, and multiple sheds—including a 16' x 10' storage shed, 10' x 5' wood shed, and 10' x 13' metal equipment shed—make outdoor living a breeze.

Need space for projects or toys? You'll appreciate the 24' x 28' detached 2-car insulated garage, an automatic door opener, and with forced-air heating—ideal for



a workshop or year-round use. The gravel RV parking pad with hookup, generator hookup (powers furnace & 6 outlets), and new shingles (on house, garages, and shed) are thoughtful additions to an already versatile property.

Modern upgrades include central air, a new refrigerator, and new washer and dryer.

Located within walking distance to the school, playground, arena, curling rink, ball diamonds, swimming pool, and golf course, this home offers the perfect balance of small town convenience.

Contact your local Realtor to book a showing today!

Built in 1972

### **Essential Information**

MLS® #	A2223032
Price	\$235,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.25
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	202 7 Avenue E
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas, Garbage Collection, High Speed Internet, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Additional Parking, Alley Access, Automatic Door Opener, Garage Faces Back, Insulated, Off Street, Parking Pad, Plug-In
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Hardwood Floors, Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Flooring
Appliances	Dryer, Freezer, Refrigerator, Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Courtyard, Garden, Rain Gutters, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	88
Zoning	R-1

## Listing Details

Listing Office	Big Sky Real Estate Ltd.
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