# \$410,000 - 307 5 Avenue, Oyen

MLS® #A2244671

# \$410,000

6 Bedroom, 2.00 Bathroom, 1,500 sqft Residential on 0.92 Acres

NONE, Oyen, Alberta

Discover the perfect blend of natural charm and modern upgrades in this beautifully renovated 6-bedroom, 2-bath cedar log home, ideally situated on a large spacious 0.92-acre lot in Oyen, AB. The largest residential lot in town! Offering approximately 1,500 sq. ft. of living space and located directly across from the hospital, this home is within walking distance to both elementary schools and playgrounds, making it ideal for families. Step inside to find high beamed ceilings, updated lighting, and new flooring throughout. The kitchen has been tastefully renovated with stainless steel appliances and modern finishes, while the open concept layout flows seamlessly into the cozy main level living area, complete with a tile-front electric fireplace with built in storage.

The fully finished basement features a brick-front wood burning fireplace with gas starter, basement laundry with wood shelving, ideal for family living and private entry access to the basement. One of the bathrooms is currently under renovation, offering an additional finished 3 piece basement bath. Recent upgrades include a new metal roof, resurfaced exterior, vinyl windows (with all north-facing windows replaced), a new front door with doggy door access, and modern lighting throughout. The heated, insulated double attached garage has a new door and opener, plus access to the side-entry mudroom. The fully fenced front yard, paved driveway with RV parking, and large







south-facing backyard with patio, BBQ gas hookup, and no rear neighbors make outdoor living a breeze. Additional features include central air, two forced-air furnaces, emergency generator setup, double roof insulation, and basement exterior access. A fantastic family home with room to grow. Don't miss this rare find! Contact your local Realtor to book a showing today!

Built in 1968

## **Essential Information**

MLS® # A2244671 Price \$410,000

Bedrooms 6
Bathrooms 2.00
Full Baths 2

Square Footage 1,500 Acres 0.92 Year Built 1968

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 307 5 Avenue

Subdivision NONE City Oyen

County Special Area 3

Province Alberta
Postal Code T0J2J0

#### **Amenities**

Utilities Fiber Optics Available, Water Connected, Electricity Connected,

Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer

Connected

Parking Spaces 7

Parking Additional Parking, Concrete Driveway, Double Garage Attached,

Garage Door Opener, Garage Faces Front, Heated Garage, Off Street,

On Street, RV Access/Parking, Side By Side

# of Garages 2

## Interior

Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Interior Features

> Laminate Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Suspended Ceiling

**Appliances** Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Central Air Cooling

**Fireplace** Yes # of Fireplaces 2

**Fireplaces** Brick Facing, Electric, Family Room, Living Room, Mantle, Tile, Wood

Burning, Circulating, Gas Starter

Has Basement Yes

Finished, Full Basement

## **Exterior**

Exterior Features BBQ gas line, Garden, Other, Private Entrance, Rain Gutters, Storage

Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Lot Description

Trees/Shrub(s), Garden, Lawn, Street Lighting, Cleared

Roof Metal

Construction Cedar, Wood Frame, Log

Foundation **Poured Concrete** 

#### Additional Information

July 30th, 2025 Date Listed

Days on Market 88 R-1

Zoning

# **Listing Details**

**Listing Office** Harvest Real Estate

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