

108 3 Avenue E
Oyen, Alberta

MLS # A2220155

\$142,900



Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection, High Speed Internet
Features:	Laminate Counters, Storage, Wood Windows		

Inclusions: Blinds/Window Coverings

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!