

102 3 Avenue E
Oyen, Alberta

MLS # A2244761



\$114,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	1930 (95 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Drive Through, Gravel Driveway, Off Street, On Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, Vinyl Windows		

Inclusions: Shed

Welcome to this cozy 2-storey character home located on a corner lot in the heart of Oyen, AB. Built in 1930 and beautifully updated, this 1,375 sq ft property blends charm with convenience that's perfectly positioned within walking distance of all downtown amenities. Step inside to discover high ceilings, updated vinyl plank flooring, and a bright, south-facing sunroom that fills the home with natural light. The spacious kitchen features updated cabinetry and countertops, ideal for cooking and entertaining. Adjacent to the sunroom, the cozy living room and main-floor den offer versatile living spaces to suit your needs. Upstairs, you'll find two generous bedrooms with plenty of room to relax and unwind. The main level also boasts a stylish 4-piece bathroom complete with a jet tub for added comfort. Outside, enjoy the benefits of a new metal roof, fresh vinyl siding, and a vinyl privacy fence. The expansive backyard includes a rear deck, garden shed, and drive through driveway with convenient alley access leaving plenty of space for gardening, play, or future yard plans. This home is perfect for the first time buyer or for anyone looking for a home with character. Contact your local Realtor to book a showing!