

213 5 Avenue E  
Oyen, Alberta

MLS # A2244835



# \$280,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber Optic
<b>Features:</b>	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds/Window Coverings		

Check out this spacious and well-maintained 1,410 sq ft bi-level home nestled on a generous 64' x 200' lot in a quiet neighborhood of Oyen, AB. Built in 2000, this 3-bedroom, 3-bathroom home offers a comfortable layout with functional living spaces both upstairs and down. Step into a bright and inviting living room with large north-facing window, hardwood floors, and a thoughtful split-entry design. The heart of the home features a large kitchen and dining area complete with oak cabinetry, an eat-at island, and plenty of room to entertain. The main floor also offers convenient laundry access, a 2-piece guest bath, and a secondary bedroom. The spacious primary bedroom is a true retreat, boasting a walk-in closet and a luxurious 3-piece ensuite with jetted tub and vanity style sink. Downstairs, you'll find a partially finished basement with an additional bedroom, under-stair storage, a full 3-piece bath, laundry room, and plumbing for a future wet bar or kitchen space, perfect for creating a recreation area. Outside, enjoy a beautifully landscaped and partially fenced backyard, rear balcony, garden space, and a gravel driveway leading to a 26' x 30' double detached garage with new asphalt shingles. The stucco exterior offers a clean, modern look with low maintenance. Located within walking distance to school, playground, and hospital, this home is ideal for families or those seeking quiet, small-town living with amenities close by.