

404 2 Avenue E
Oyen, Alberta

MLS # A2277251

\$192,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, (
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Stan		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Wood Windows		
Inclusions:	Blinds/Window Coverings, Bed Frame, Mattress		

This, ready to move in, 960 sq. ft. built in 1957, blends classic character with modern improvements. The open kitchen and dining area is filled with natural light from bright south-facing vinyl windows (2013), creating a welcoming space for everyday living and entertaining. The kitchen features updated ceiling-height cabinetry with pull-out drawers, laminate countertops, and a large pantry storage closet for added storage. The living room is tucked just off the dining area, providing a cozy and comfortable place to unwind. The main level has been prepped for paint and includes updated vinyl flooring, a 4-piece bathroom, and a bedroom, offering flexibility for main floor living. Downstairs, the fully developed basement offers a cozy family room, two adjoining standard bedrooms, a 3-piece bathroom, and laundry/utility area. Recent improvements include new vinyl plank flooring, updated light fixtures, and some new drywall. Under-stair storage available. Property has new shingles (2024), forced air heating (2004), and central air conditioning (2007). Outside, the private side entry leads into a large enclosed porch with quick access to the backyard. The front yard has been converted to rock for low-maintenance landscaping, while the fully fenced backyard features lawn space, room for a fire pit, and excellent outdoor enjoyment. A small well services lawn and garden watering. The property is complete with a single detached garage with opener and an additional garden shed for extra storage. A well-maintained home offering quick possession, that welcomes the first time buyer or smaller family. Contact your local Realtor to schedule a showing!