

406 2 Avenue E
Oyen, Alberta

MLS # A2282790



\$209,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
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, Level, Standard Shaped Lot, Street		

Heating:	Boiler	Water:	Drinking Water, Public
Floors:	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, Fiber C
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Suspended Ceiling, Vinyl Windows, Wood Windows		
Inclusions:	Garden Shed		

Welcome to this fresh 3 bed, 2 bath bungalow located on a family friendly street in Oyen, AB. Custom updates and well maintained, this 884 sq ft home offers comfortable living and excellent functionality. The bright, open main level features a welcoming living area with a large south facing window, filling the space with natural light. The newly renovated custom kitchen is a standout, complete with island seating, stainless steel appliances, and updated vinyl plank flooring that flows seamlessly through the main level. The main bathroom has been refreshed with a new vanity and wall mounted cabinet. Downstairs, the fully finished basement includes brand new flooring, a centralized family room, and a bonus room ideal for a home office or hobby space. You’ll also find a dedicated laundry room with under stair storage, a spacious utility room offering ample storage, and a second bathroom with a completed water main repair and added storage area. Outside, enjoy a fully fenced backyard with patio door access to the deck, perfect for entertaining with a view to the entire backyard. The deck is equipped with a gas hookup for a BBQ or fire table. The property also features a single insulated detached garage with a new garage door opener, plus additional rear parking. Additional upgrades include a boiler heating system with a new boiler (2024), an IBC 50-gallon hot water tank (2016), and an updated electrical panel (2024). Contact your local Realtor to schedule a showing today!