

**#3 1 Street E  
Oyen, Alberta**

**MLS # A2287458**

**\$30,000**



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Metal Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	-		
<b>Inclusions:</b>	All Furniture		

Affordable living opportunity in Oyen! This 896 sq. ft. single-wide mobile home offers 2 bedrooms and 1 full bathroom on a leased lot. Built in 1976, the home features durable metal siding and a metal roof for low-maintenance ownership. Inside, you'll find a bright living room with new vinyl-frame windows, a functional kitchen with shared dining area, and a comfortable, practical layout. Recent updates also include a new front door and a new 50-gallon hot water tank. The property comes fully furnished, making it truly move-in ready. Lot fees are \$400 per month and include water, sewer, and garbage pickup. An added bonus: the mobile home can be moved if desired, offering flexibility for future plans. An affordable and practical option with immediate possession available!