

208 5 Avenue E
Oyen, Alberta

MLS # A2188790

\$140,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	759 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Side, Off Street		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Ceiling Fan(s), Laminate Counters, Sump Pump(s), Wood Windows		

Inclusions: Blinds/Window Coverings

Now available! Perfect for a first time home buyer or an investment property, this 792 square foot home is ready to view in the heart of Oyen, AB. This bungalow is perfectly situated on a large, irregular corner lot, just a stone's throw away from both school and hospital amenities. Step inside and discover a bright and inviting open concept living space that welcomes you with warmth and character. With four spacious bedrooms, there's ample room for family, guests, or a home office. The thoughtfully designed layout includes two well-appointed bathrooms, ensuring convenience for everyone. The fully finished basement offers endless possibilities—an entertainment space, play area for kids, or a cozy retreat for movie nights, making it a perfect space to unwind. Outside, the fully fenced backyard is perfect for kids and pets to roam freely, while you enjoy summer barbecues and outdoor gatherings. Imagine creating your dream garden or simply relaxing in the sun on this generous lot. Don't forget the 24' x 24' heated double car detached garage, ideal for vehicles, storage, or even a workshop for your hobbies. The ample parking and space add to the convenience of this property. This starter home is not just a place to live; it's a community. With schools, playground, recreation facilities and healthcare amenities within walking distance, you can enjoy peace of mind knowing everything you need is right at your fingertips. Don't miss this incredible opportunity to make this bungalow your forever home!