# \$140,000 - 208 5 Avenue E, Oyen

MLS® #A2188790

# \$140,000

4 Bedroom, 2.00 Bathroom, 759 sqft Residential on 0.28 Acres

NONE, Oyen, Alberta

Now available! Perfect for a fist 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.

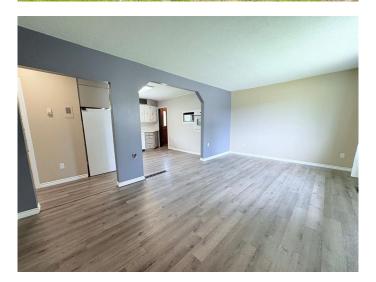
The fully finished basement offers endless possibilitiesâ€"an entertainment space, play area for kids, or a cozy retreat for movie nights, making it a perfect space to unwind. Outside, the fully fenced backyard is perfect for kids and pets to roam freely, while you enjoy summer barbecues and outdoor 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!

Built in 1959

### **Essential Information**

MLS® # A2188790 Price \$140,000

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 759
Acres 0.28
Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 208 5 Avenue E

Subdivision NONE City Oyen

County Special Area 3

Province Alberta
Postal Code T0J2J0

#### **Amenities**

Utilities Electricity Connected, Fiber Optics Available, Garbage Collection, High

Speed Internet Available, Natural Gas Connected, Phone Available,

Satellite Internet Available, Sewer Connected, Water Connected

Parking Spaces 4

Parking Double Garage Detached, Alley Access, Garage Faces Side, Off Street

# of Garages 2

#### Interior

Interior Features Sump Pump(s), Ceiling Fan(s), Wood Windows, Laminate Counters

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Built-In Range, Built-In Oven

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Front Yard, Street Lighting, Corner Lot, Few

Trees, Irregular Lot, Lawn, Level

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed January 20th, 2025

Days on Market 201 Zoning R-1

## **Listing Details**

Listing Office Big Sky Real Estate Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.