

\$200,000 - 203 4 Avenue E, Oyen

MLS® #A2255642

\$200,000

3 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.13 Acres

NONE, Oyen, Alberta

Now available! This 3 bedroom, 2 bath family home offers 1,276 square feet of comfortable main floor living and is ideally located on a quiet street adjacent to a school and playground. Youâ€™ll also enjoy the convenience of being within walking distance to the hospital, arena, and downtown amenities.

The main floor features a spacious open concept kitchen and dining area with patio doors that lead to a large wraparound deck, complete with a new metal and plexiglass awning (2023). The deck includes a gas hookup, perfect for a BBQ or fire table and ideal for outdoor entertaining. The bright, north facing living room provides a welcoming space for relaxation, while all three bedrooms on the main floor are generously sized. Additional conveniences include main floor laundry with built in cabinetry and two separate porch entries, each offering large closets for storage.

The home has seen numerous recent updates, including new siding, shingles, and eavestroughs (2023), and vinyl windows (2005). The concrete foundation is solid, and the basement undeveloped except for the bathroom and utility room which offers a great opportunity to customize the space to your needs.

A major highlight of the property is the oversized 24' x 36' detached garage,



featuring a brand new insulated garage door with opener (2023). The garage is fully insulated and heated with forced air (installed in 2006), making it ideal for year round use. The yard is equipped with an underground sprinkler system, which will require some maintenance to return to full operation.

Additional features include a sump pump, updated electrical (2005), and utility systems such as a forced air furnace (1987), central air conditioning (1981), and a hot water tank (2017).

This property offers both comfort and potential, making it an excellent choice for families, first-time buyers, or anyone seeking a home with room to grow. Call your local Realtor to book a showing today!

Built in 1964

Essential Information

MLS® #	A2255642
Price	\$200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	203 4 Avenue E
Subdivision	NONE
City	Oyen

County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Available, Water Connected
Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, Additional Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s), BBQ gas line, Other, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	4
Zoning	R-1

Listing Details

Listing Office	Harvest Real Estate
----------------	---------------------

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.