



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



Main Photo

Property Description

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. You'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!

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