

# \$149,900 - 108 3 Avenue E, Oyen

MLS® #A2220155

**\$149,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

Residential on 0.12 Acres

NONE, Oyen, Alberta

Located in the heart of Oyen, just steps from schools and downtown amenities, this well-maintained 2-bedroom, 2-bathroom home is perfect for first-time buyers or those looking to downsize. Situated on a raised lot, the property features a fully fenced yard, a detached single-car garage, and a brand-new concrete walkway leading around the home. Step inside to a bright living room with a large south-facing window that fills the space with natural light. The adjoining kitchen and dining area offer a cozy layout perfect for everyday living. The main level also features two bedrooms, a full 4-piece bathroom, and closet space.

The lower level offers flexible living potential with an open layout, a bonus room, a convenient 2-piece bathroom, and laundry facilities. Whether you're looking to create a family room, home office, or hobby space, this area is ready for your vision.

Recent upgrades include:

New carpet throughout

New hot water tank

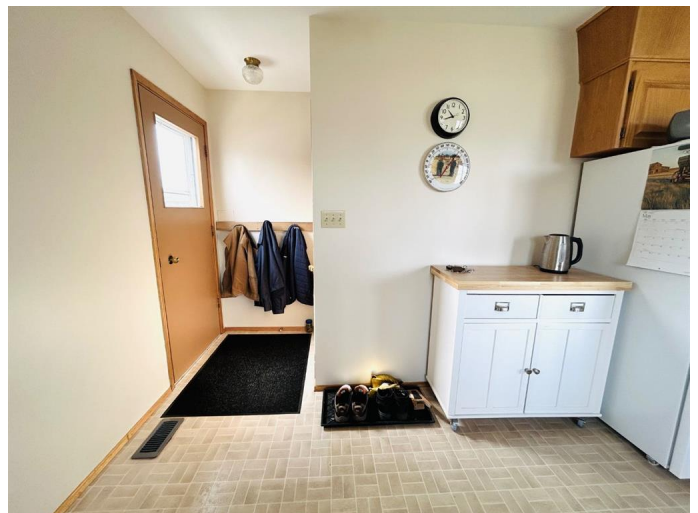
New oven and fridge

Fresh exterior and interior paint

Freshly seeded lawn

Shingles replaced in the last 3 years

This affordable and move-in-ready property is an excellent opportunity to get into the housing market in a great location. Don't miss your chance to call this place home. Schedule your viewing today with your local Realtor!



Built in 1966

## Essential Information

MLS® #	A2220155
Price	\$149,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	822
Acres	0.12
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	108 3 Avenue E
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

## Amenities

Utilities	Electricity Available, Natural Gas Available, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished
----------	--------------------------

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Lawn, Sloped Up, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	39
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.