

# \$157,500 - 108 3 Avenue E, Oyen

MLS® #A2220155

**\$157,500**

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

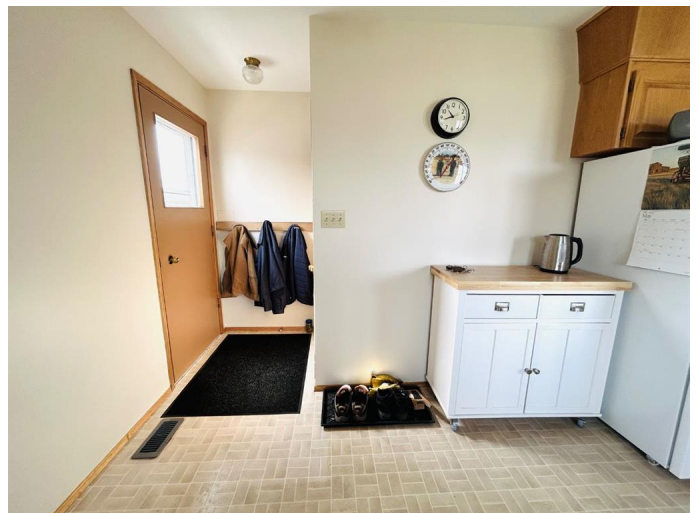
New oven and fridge

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          | \$157,500   |
| 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, High Speed Internet Available, Phone Available, Sewer Connected, Water Available, Garbage Collection |
| 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, Street Lighting, Sloped Up  
Roof                      Asphalt Shingle  
Construction          Concrete, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 12th, 2025  
Days on Market        1  
Zoning                    R-1

**Listing Details**

Listing Office            Big Sky Real Estate Ltd.

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