

# \$178,000 - 307 2nd Avenue E, Oyen

MLS® #A2241282

**\$178,000**

3 Bedroom, 1.00 Bathroom, 1,033 sqft

Residential on 0.14 Acres

NONE, Oyen, Alberta

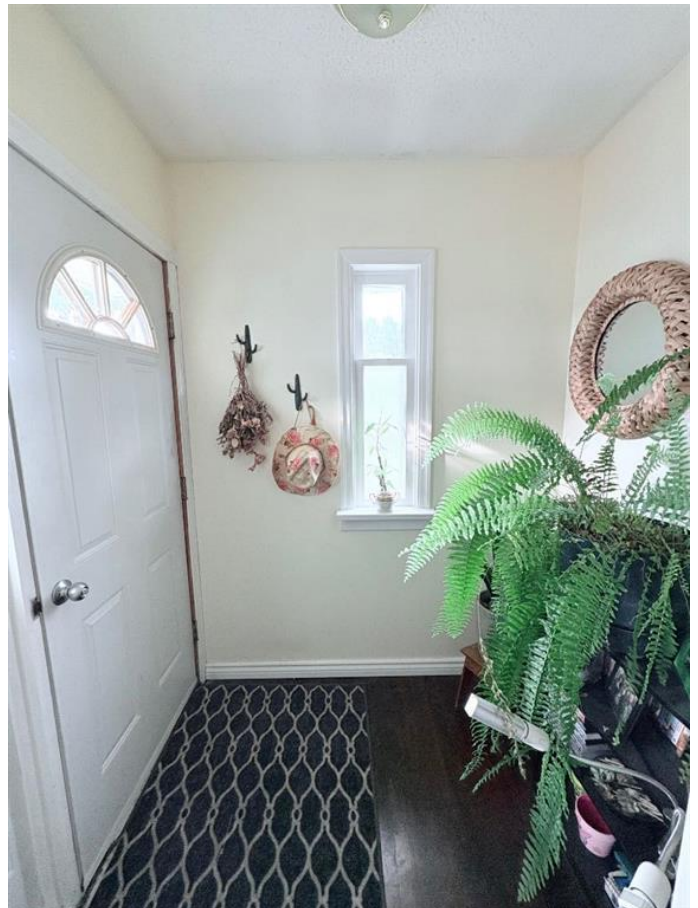
Welcome to this cozy and inviting 1,033 sq ft bungalow situated on a peaceful street in Oyen, AB. Built in 1955 and thoughtfully updated, this 3-bedroom, 1-bathroom home is perfect for families, first-time buyers, or those seeking a comfortable living space.

Recent upgrades include new shingles on the house, garage & shed (2023), new siding on the south side (2023), new eavestroughs & downspouts (2023), and a freshly resurfaced back deck with pergola (May 2025), ready for you to move in and enjoy!

Inside, you'll love the warm hardwood floors, bright cottage-style vinyl windows on the main level, and cozy electric fireplace that create an inviting atmosphere. The kitchen is set up for functionality with a shared dining space. The bedrooms are slightly larger than typical, and deep closets feature handy organizers. The updated 4-piece bathroom offers a modern tile surround with rainfall showerhead and a sleek vanity to match.

Downstairs, the finished basement offers two separate activity spaces, a generous laundry room, plenty of storage (including under-stair space), additional bedroom, hot water tank (2022) and an original furnace that's been regularly maintained every year.

Outside, the fully fenced yard with privacy bushes is ideal for kids, pets, and entertaining.



A 12' x 20' single detached garage, garden bed, pond, and a handy shed complete the package.

Contact your local Realtor to book a showing today!

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241282    |
| Price          | \$178,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,033       |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 307 2nd Avenue E |
| Subdivision | NONE             |
| City        | Oyen             |
| County      | Special Area 3   |
| Province    | Alberta          |
| Postal Code | T0J2J0           |

**Amenities**

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, 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        | Garage Faces Rear, Gravel Driveway, On Street, Single Garage Detached                                                                                                                                                     |

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Closet Or  
Lighting, Separate Entrance

Appliances Dishwasher, Dryer, Micro  
Wall/Window Air Conditioner

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features Other, Private Yard, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Private, Street  
Lighting, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 18th, 2025

Days on Market 23

Zoning R-1

## Listing Details

Listing Office Big Sky Real Estate Ltd.

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