

# \$120,000 - 102 3 Avenue E, Oyen

MLS® #A2244761

**\$120,000**

2 Bedroom, 1.00 Bathroom, 1,375 sqft

Residential on 0.16 Acres

NONE, Oyen, Alberta

Welcome to this cozy 2-storey character home located on a corner lot in the heart of Oyen, AB. Built in 1930 and beautifully updated, this 1,375 sq ft property blends charm with convenience that's perfectly positioned within walking distance of all downtown amenities.

Step inside to discover high ceilings, updated vinyl plank flooring, and a bright, south-facing sunroom that fills the home with natural light. The spacious kitchen features updated cabinetry and countertops, ideal for cooking and entertaining. Adjacent to the sunroom, the cozy living room and main-floor den offer versatile living spaces to suit your needs. Upstairs, you'll find two generous bedrooms with plenty of room to relax and unwind. The main level also boasts a stylish 4-piece bathroom complete with a jet tub for added comfort.

Outside, enjoy the benefits of a new metal roof, fresh vinyl siding, and a vinyl privacy fence. The expansive backyard includes a rear deck, garden shed, and drive through driveway with convenient alley access leaving plenty of space for gardening, play, or future yard plans.

This home is perfect for the first time buyer or for anyone looking for a home with character. Contact your local Realtor to book a showing!

Built in 1930

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244761    |
| Price          | \$120,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,375       |
| Acres          | 0.16        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 102 3 Avenue E |
| Subdivision | NONE           |
| City        | Oyen           |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J2J0         |

### Amenities

|                |                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Satellite Internet Available |
| Parking Spaces | 2                                                                                                                                                                                                        |
| Parking        | Alley Access, Gravel Driveway, Off Street, On Street, Drive Through                                                                                                                                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                               |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Partial, Unfinished                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters, Storage |
|-------------------|---------------------------------------------|

|                 |                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting |
| Roof            | Metal                                                                                                                               |
| Construction    | Vinyl Siding, Wood Frame                                                                                                            |
| Foundation      | Poured Concrete                                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| Zoning         | R-1             |

### **Listing Details**

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

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