

305 7 Avenue E
Oyen, Alberta

MLS # A2340276

\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Standard		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	Additional Refrigerator, Desk, Filing Cabinet, Book Shelf, Wood Island, Garden Shed, Planter Box, Composter, Blinds/Window Coverings		

Welcome to this well maintained 4 bed, 2 bath detached bungalow in Oyen, AB. The main floor features a bright north facing living room with hardwood floors, an open kitchen and eating area, three bedrooms, and a spacious 4-piece bathroom. The kitchen offers RO water filtration system, wood cabinetry, laminate countertops, pantry space, a movable wood island, tiled floor, stainless steel refrigerator, and a new gas oven installed in 2024 with a new gas line. A convenient rear mudroom entry provides easy access to the backyard and covered deck, complete with a BBQ gas line. The fully developed basement adds excellent flexibility with a large family room, fourth bedroom, second 4-piece bathroom, spacious laundry room with storage, office space with barn door, and utility room with additional storage. Additional features include a sump pump, floor drain, 100 amp electrical service, weeping tile, central air conditioning. Numerous recent updates provide peace of mind, including new shingles on both the house and detached garage (2023), new eavestroughing (2023), new furnace (2023), new hot water heater (2023), additional attic insulation (2023), updated main floor vinyl windows, and a new garage door. Outside, enjoy the fenced yard with lawn and fruit bushes, a paved driveway with ample space for RV parking, and a 30-amp RV plug. The detached double garage includes a door opener and provides excellent additional storage and parking space. The covered deck creates a comfortable spot for relaxing or entertaining. Conveniently located within walking distance of Oyen's outdoor pool, golf course, and ball diamonds, this property combines practical updates, versatile living space, and a great location. A solid home with plenty to offer, ready for its next owner to move in and enjoy.