

# \$235,000 - 202 7 Avenue E, Oyen

MLS® #A2223032

**\$235,000**

5 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.25 Acres

NONE, Oyen, Alberta

Welcome to this well maintained 5-bedroom, 3-bath family home nestled on an oversized corner lot in Oyen, AB. Offering 1,320 sq ft of comfortable living space above grade and a fully developed basement, this property is a rare blend of functionality, space, and outdoor living.

Inside, you'll find a bright kitchen with classic wood cabinetry, an eating area, and a large west-facing bay window in the living room that fills the space with natural light. The main floor laundry room doubles as a convenient pantry with built-in desk space—perfect for managing household tasks. Generous built-in storage, deep closets, and a bonus den in the basement provide ample space for growing families or guests. Enjoy the open family room downstairs, complete with cold room storage and under stair space.

Step outside to a private backyard oasis featuring a pond with waterfall, greenhouse, gazebo-covered patio, and a lush garden with perennials, berries (apple, saskatoon, honeyberry, raspberry, nanking cherry), and water connections to keep your garden lush. Two water barrels, two large water storage tanks, and multiple sheds—including a 16' x 10' storage shed, 10' x 5' wood shed, and 10' x 13' metal equipment shed—make outdoor living a breeze.

Need space for projects or toys? You™ll appreciate the 24'™ x 28'™ detached 2-car insulated garage, an automatic door opener, and with forced-air heating—ideal for



a workshop or year-round use. The gravel RV parking pad with hookup, generator hookup (powers furnace & 6 outlets), and new shingles (on house, garages, and shed) are thoughtful additions to an already versatile property.

Modern upgrades include central air, a new refrigerator, and new washer and dryer.

Located within walking distance to the school, playground, arena, curling rink, ball diamonds, swimming pool, and golf course, this home offers the perfect balance of small town convenience.

Contact your local Realtor to book a showing today!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223032    |
| Price          | \$235,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,320       |
| Acres          | 0.25        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 202 7 Avenue E |
| Subdivision | NONE           |
| City        | Oyen           |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J2J0         |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas, Garbage Collection, High Speed Internet, Sewer Connected, Water Connected           |
| Parking Spaces | 5                                                                                                                       |
| Parking        | Additional Parking, Alley Access, Automatic Door Opener, Garage Faces Back, Insulated, Off Street, Parking Pad, Plug-In |
| # of Garages   | 2                                                                                                                       |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Hardwood Floors, Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Flooring |
| Appliances        | Dryer, Freezer, Refrigerator, Stove                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |



## Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Garden, Rain Gutters, Storage, Rain Barrel/Cistern(s)                                                                                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                                               |
| Construction      | Wood Frame, Wood Siding                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 78             |
| Zoning         | R-1            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Big Sky Real Estate Ltd. |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.