# \$610,000 - 306 2 Avenue E, Oyen

MLS® #A2194081

## \$610,000

5 Bedroom, 3.00 Bathroom, 1,940 sqft Residential on 0.30 Acres

NONE, Oyen, Alberta

Discover luxury living in this exquisite 1940 sq ft modified bi-level residence, beautifully positioned on a generous double lot in Oyen, Alberta. Built in 2004 and meticulously maintained by its original owner, this home showcases a stunning stucco exterior complemented by new shingles, windows, and a garage door installed in 2023.

Step inside to experience an inviting layout with three bedrooms on the upper level and two additional bedrooms downstairs. The highlight is the master suite above the garage, featuring a spacious walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The home's elegant interior is enhanced by radiant heated tile flooring with individual climate controls, rich hardwood, and plush carpeting in the bedrooms and lower level.

Vaulted ceilings and a warm gas fireplace enrich the main living room, creating a welcoming atmosphere for relaxation and entertainment. The gourmet kitchen awaits with sleek maple cabinets, modern stainless steel appliances, and plumbing in place for a future gas stove, adding to its allure. A ready-to-install gas line for a BBQ just outside is perfect for culinary adventures.

Practical amenities include an on-demand hot water system, a new central vacuum, and pre-wiring for a hot tub in the beautifully







landscaped outdoor space. The fully fenced yard benefits from an underground sprinkler system, ensuring lush surroundings and easy maintenance.

Completing this magnificent property are the garages: a double attached garage and a separate 28x32 detached garage, each fully insulated and heated. The attached garage features radiant floor heating, ideal for Alberta's cooler months. With ample space for vehicles, a workshop, or storage, and additional RV parking with electrical hookup, this home meets all your needs with unmatched style and functionality.

#### Built in 2004

### **Essential Information**

MLS® # A2194081 Price \$610,000

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 1,940 Acres 0.30 Year Built 2004

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

# **Community Information**

Address 306 2 Avenue E

Subdivision NONE City Oyen

County Special Area 3

Province Alberta
Postal Code T0J2J0

#### **Amenities**

Parking Spaces 6

Parking Alley Access, Double Garage Detached, Insulated, Oversized, Double

Garage Attached, Garage Door Opener, Heated Garage, RV

Access/Parking

# of Garages 4

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Bar,

Central Vacuum, Jetted Tub, Laminate Counters, Natural Woodwork,

Pantry, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Central Air

Conditioner, Bar Fridge, Microwave Hood Fan, Tankless Water Heater,

Washer/Dryer, Window Coverings

Heating Forced Air, Radiant

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Private Yard, BBQ gas line, RV Hookup

Lot Description Back Lane, City Lot, Landscaped, Private, Rectangular Lot, Treed,

**Underground Sprinklers** 

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Wood

**Additional Information** 

Date Listed February 11th, 2025

Days on Market 262

Zoning Residential

**Listing Details** 

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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