

\$340,000 - 7 Byler Place, Oyen

MLS® #A2211632

\$340,000

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

NONE, Oyen, Alberta

Welcome to this well-maintained 1,174 sq ft bungalow nestled in a quiet, family-friendly cul-de-sac in Oyen, AB. Situated on an irregular-sized lot with no rear neighbours, this home offers peace, privacy, and space to grow.

Step inside to a small, functional mudroom entry, with a shoe cubby, that leads into a warm, open-concept main living area featuring hardwood flooring, a natural gas fireplace, and a large south-facing window that floods the space with natural light. The functional kitchen is designed for everyday living and entertaining, offering a large pantry, sunshine ceiling, center island with sink and electrical outlet, and an adjoining dining area with patio doors to the rear deck – perfect for summer barbecues and enjoying open views.

The home boasts 2 spacious bedrooms and 2 full bathrooms, with one located in the primary suite with a 3-piece ensuite. Convenience is key with main floor laundry and plenty of storage options throughout.

Downstairs, the partially finished basement features in-floor heat, a large storage room with workbench and pegboard, under-stair storage, and an unfinished utility room with potential to be developed into an additional bedroom or storage area.

Outside, you'll find a double attached garage with automatic door openers and side door entry, new asphalt shingles, stucco siding, vinyl windows, and underground sprinklers to keep the yard looking its best.



The rear deck offers an open view and serene space to relax, while the 8â€™™ x 10â€™™ garden shed provides added storage. A true gem in a desirable location â€” donâ€™™t miss your chance to view this versatile and move-in ready home! Contact your local Realtor to book a showing today!

Built in 1997

Essential Information

MLS® #	A2211632
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	7 Byler Place
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Satellite Internet Available, Sewer Connected, Water Connected, Cable Available, High Speed Internet Available, Phone Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Paved, Side By Side

of Garages 2

Interior

Interior Features Closet Organizers, Kitchen Is
No Smoking Home, Pantry, S
Appliances Dishwasher, Dryer, Freezer,
Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Tile
Has Basement Yes
Basement Full, Partially Finished



Exterior

Exterior Features Misting System, Rain Gutters, Storage
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, City Lot,
Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, No
Neighbours Behind, Street Lighting, Underground Sprinklers, Views
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 14th, 2025
Days on Market 27
Zoning R-2

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.