

# \$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
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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	2
Zoning	R-1

### **Listing Details**

Listing Office	Harvest Real Estate
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