

# \$112,800 - 106 3 Avenue E, Oyen

MLS® #A2269694

**\$112,800**

2 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.25 Acres

NONE, Oyen, Alberta

Welcome to this beautifully maintained 1.5-storey character home, offering the right space for a great starter home, income property or downsizing option. Built in 1938 and situated on one and a half lots, this 980 sq ft detached residence features a double driveway and a spacious backyard ideal for gardening or outdoor enjoyment.

The home's exterior has been updated with new vinyl siding, a durable metal roof, and modern vinyl windows. Inside, you will find updated vinyl plank flooring throughout, along with a refreshed kitchen featuring new cabinets and countertops. The main level offers a bright and welcoming living room with a large south-facing window, two comfortable bedrooms, and a four-piece bathroom. A convenient rear porch includes laundry facilities and provides access to the backyard. The upper loft area offers flexible living space that can serve as an additional bedroom, guest area, or cozy living space. The poured concrete foundation provides a solid base, while the unfinished basement houses the utility hookups.

Recent mechanical upgrades include a new hot water tank (2022), new furnace, updated 100-amp electrical service (updated by previous owner), central air conditioning, sump pump, and forced air heating. Sewer line has been fully replaced.

Ideally located within walking distance to downtown amenities, schools, playgrounds, and recreational facilities. With its extensive



updates, spacious lot, and inviting layout, this home presents an excellent opportunity for those seeking comfort, character, and value in the heart of Oyen. Contact your local Realtor today to book a showing!

Built in 1938

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2269694          |
| Price          | \$112,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 980               |
| Acres          | 0.25              |
| Year Built     | 1938              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 106 3 Avenue E |
| Subdivision | NONE           |
| City        | Oyen           |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J2J0         |

### Amenities

|                |                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected, Fiber Optics Available, Phone Available, Satellite Internet Available |
| Parking Spaces | 4                                                                                                                                                                                                        |
| Parking        | Additional Parking, Off Street, On Street, Parking Pad, Side By Side, Tandem, Alley Access, Concrete Driveway                                                                                            |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Laminate Counters, No A<br>Windows   |
| Appliances        | Dishwasher, Dryer, Microwa<br>Washer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | Central Air                          |
| Has Basement      | Yes                                  |
| Basement          | Partial                              |



## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Garden, Rain Gutters                                                                    |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Metal                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-1                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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