

**106 3 Avenue E
Oyen, Alberta**

MLS # A2269694



\$112,800

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	980 sq.ft.	Age:	1938 (88 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Concrete Driveway, Off Street, On Street, P		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Lawn, Level, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Blinds/Window Coverings

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!