

413 2 Avenue E  
Oyen, Alberta

MLS # A2278759



\$189,500

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 720 sq.ft.   | Age:   | 1985 (41 yrs old) |
| Beds:     | 2  | Baths: | 1 full / 1 half   |
| Garage:   | Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, ( |        |                   |
| Lot Size: | 0.14 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Garden, Lawn, Low Maintenance Landscape, Standar     |        |                   |

|             |   |            |  |
|-------------|---|------------|--|
| Heating:    | Forced Air, Natural Gas   | Water:     | Drinking Water, Public                               |
| Floors:     | Linoleum, Vinyl, Vinyl Plank  | Sewer:     | Public Sewer   |
| Roof:       | Asphalt Shingle, Metal  | Condo Fee: | -  |
| Basement:   | Full  | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame  | Zoning:    | R-1  |
| Foundation: | Wood  | Utilities: | Electricity Connected, Natural Gas Connected, Garbag |
| Features:   | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Suspended Ceiling, Vinyl Windows |            |  |

Inclusions: N/A

Solid Investment Opportunity with Extensive Updates. Well-maintained investment property offering 2 bedrooms and 2 bathrooms with a fully finished basement, totalling 720 sq ft above grade. Built in 1985, this home has seen numerous major upgrades, making it a low-maintenance and reliable property. The main level features two bedrooms, a four-piece bathroom, and a functional kitchen with painted cabinetry, laminate countertops, and updated refrigerator, stove, and hood vent. The finished basement adds valuable living space with a large family room, office area, and a convenient two piece bathroom. Basement improvements include updated drywall, subflooring, flooring, trim, and paint. Significant updates include forced-air heating and central air conditioning (2021), new vinyl siding on both the house and garage (2023), a new metal roof on the house (2023), and new asphalt shingles on the garages (2023). Basement windows replaced, which includes one egress window with well expansion and weeping tile drainage (2022). Sewer line has been replaced and includes a backflow preventer for added peace of mind. Outside, the fully fenced yard offers a wraparound deck with new railing, covered patio, low-maintenance rock landscaping in the front, and a rear lawn with flower beds. Parking and storage are exceptional with a single detached garage featuring an insulated, heated interior and automatic door opener, plus an additional single garage space with a manual door, ideal for storage. Property has an established long term lease with AHS. Assumption of this reliable lease and tenant would offer a level of ease for any prospective investor. Contact your local realtor to schedule a showing today!