

**110 4 Avenue E**  
**Oyen, Alberta****MLS # A2283156****\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Vinyl Windows		

**Inclusions:** All Bed Frames & Mattresses, chest freezer, electricfireplace, beer fridge, Dining Room Table + 4 stools, couch, lounge, display cabinets, TV, dresser

This well-maintained 4-bedroom, 2-bathroom bi-level home is filled with natural light, thanks to above-ground windows on both levels. Numerous updates completed over the past five years—including windows, flooring, paint, appliances, furnace, and hot water tank—make this home truly move-in ready. Step outside to enjoy the back deck overlooking a spacious yard, perfect for relaxing or entertaining. A double detached garage provides ample parking and storage. Most of the furniture currently in the home is included, offering exceptional value and a convenient transition for the next owner. Located directly across the street from the school, this property is an ideal choice for families. With only two owners since it was built, the home has been lovingly cared for, and it shows throughout. Don't miss the opportunity to own a bright, updated home in a highly desirable location.