

\$440,000 - 609 2 Street E, Oyen

MLS® #A2197350

\$440,000

3 Bedroom, 3.00 Bathroom, 1,670 sqft
Residential on 0.16 Acres

NONE, Oyen, Alberta

Welcome to this immaculately maintained 1670 square foot bungalow. Nestled on a prime corner lot, this stunning home offers an array of features that are sure to impress any buyer.

As you approach the property, you are greeted by a beautifully landscaped, well-manicured lawn that sets the tone. The double attached insulated garage not only provides convenience but ample storage. Step inside and be captivated by the open-concept layout, designed to maximize space and light, with high ceilings that enhance the feeling of warmth.

The heart of the home centers around a stylish oak kitchen, boasting plenty of cabinetry and counter space. The adjoining living room is perfect for entertaining, complete with a cozy gas fireplace that adds warmth and ambiance.

Retreat to the primary bedroom, featuring a generous walk-in closet and a 3-piece ensuite. The main floor also includes a thoughtfully designed laundry room with convenient garage access, along with a well-appointed 4-piece bath for guests.

But the features don't stop there! Imagine unwinding in your very own indoor hot tub room, complete with French doors and proper fan ventilation, creating a relaxing escape right at home. The large open basement family



room is perfect for movie nights, while an additional office space provides the ideal environment for productivity. A spacious basement bedroom and cold room for storage are just a few more highlights of this incredible home, along with a 4-piece basement bath for added convenience.

The underground Rain Bird Sprinkler system ensures your lawn stays lush and vibrant all summer long. The rear RV parking space with hookup means you can easily accommodate your holiday trailer, while two charming garden sheds provide extra storage for all your gardening tools and more.

As an added bonus, this home features new asphalt shingles and a generator hookup for the furnace.

Contact your local Realtor to book a showing!

Built in 1997

Essential Information

MLS® #	A2197350
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,670
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	609 2 Street E
Subdivision	NONE

City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Connected
Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Paved, Side By Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), French Door, Track Lighting
Appliances	Dishwasher, Freezer, Microwave Hood Fan, Oven, Refrigerator, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	RV Hookup, Storage, Misting System, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Underground Sprinklers, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 26th, 2025
Days on Market	45

Zoning R-1

Listing Details

Listing Office Big Sky Real Estate Ltd.

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