

\$610,000 - 306 2 Avenue E, Oyen

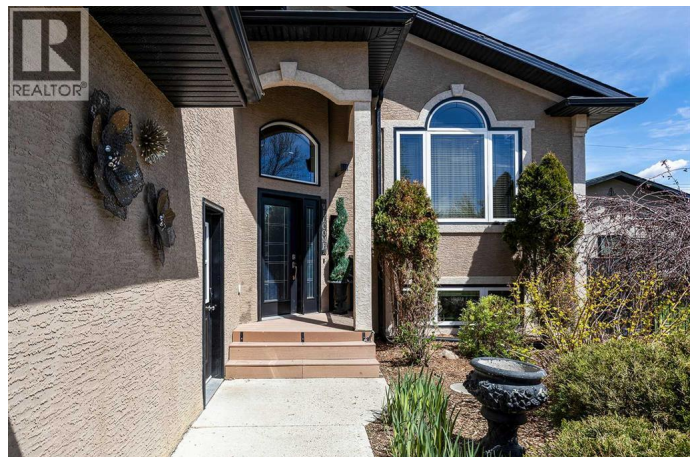
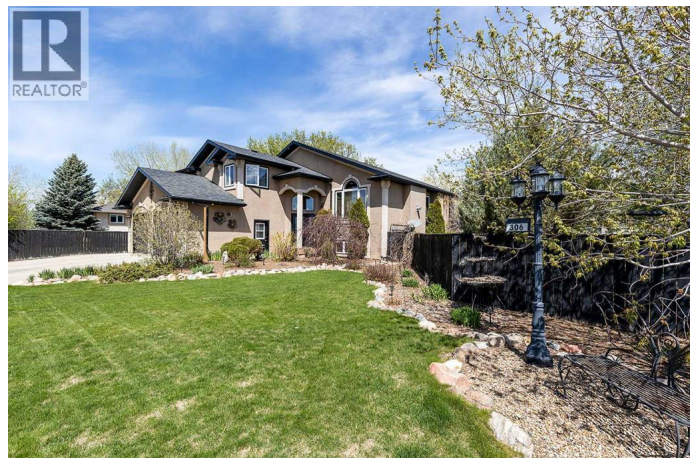
MLS® #A2194081

\$610,000

5 Bedroom, 3.00 Bathroom, 1,940 sqft
Single Family on 0.30 Acres

N/A, Oyen, Alberta

Discover luxury living in this exquisite 1940 sq ft modified bi-level residence, beautifully positioned on a generous double lot in Oyen, Alberta. Built in 2004 and meticulously maintained by its original owner, this home showcases a stunning stucco exterior complemented by new shingles, windows, and a garage door installed in 2023. Step inside to experience an inviting layout with three bedrooms on the upper level and two additional bedrooms downstairs. The highlight is the master suite above the garage, featuring a spacious walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The home's elegant interior is enhanced by radiant heated tile flooring with individual climate controls, rich hardwood, and plush carpeting in the bedrooms and lower level. Vaulted ceilings and a warm gas fireplace enrich the main living room, creating a welcoming atmosphere for relaxation and entertainment. The gourmet kitchen awaits with sleek maple cabinets, modern stainless steel appliances, and plumbing in place for a future gas stove, adding to its allure. A ready-to-install gas line for a BBQ just outside is perfect for culinary adventures. Practical amenities include an on-demand hot water system, a new central vacuum, and pre-wiring for a hot tub in the beautifully landscaped outdoor space. The fully fenced yard benefits from an underground sprinkler system, ensuring lush surroundings and easy maintenance. Completing this magnificent



property are the garages: a double attached garage and a separate 28x32 detached garage, each fully insulated and heated. The attached garage features radiant floor heating, ideal for Alberta's cooler months. With ample space for vehicles, a workshop, or storage, and additional RV parking with electrical hookup, this home meets all your needs with unmatched style and functionality. (id:6289)

Built in 2004

Essential Information

Listing #	A2194081
Price	\$610,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,940
Acres	0.30
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	306 2 Avenue E
Subdivision	N/A
City	Oyen
Province	Alberta
Postal Code	T0J2J0

Amenities

Amenities	Golf Course, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Detached Garage, Garage, Heated Garage, Oversize, RV
# of Garages	5

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Forced air, Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY



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