



GRASSROOTS
REALTY GROUP

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**402 5 Avenue E
Oyen, Alberta**

MLS # A2244855



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,226 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Door Opener, G		
Lot Size:	0.44 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Fruit Trees/Shrub(s), Irregular Lo		

Heating:	Boiler, Combination, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table, Hot Tub, Blinds/Window Coverings		

Located on a corner lot in Oyen, AB is this spacious and well-designed detached raised bungalow, built in 2015 by Big Country Construction, offering 2,226 sq ft of main floor living space, 7 bedrooms, and 4 bathrooms. Set on a beautifully landscaped lot, this home features an oversized attached triple garage with in-floor heating, ample storage, and upgraded electrical, including a 210V RV plug and generator with automatic transfer switch that powers the entire residence. Inside, the open-concept layout is flooded with natural light thanks to large south-facing windows and lighting throughout. The kitchen features wood cabinetry, a built-in illuminated china cabinet, an island with electrical, pull-out drawers, and built-in garbage and recycling units. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite, complete with a walk-in shower with seating, soaker tub, raised toilet, and dual sinks. Additional interior highlights include main floor laundry with cabinetry and a $\frac{1}{2}$ bath, on-demand hot water with recirculating system, forced air and in-floor heating (garage and basement), central A/C, and no tele-posts—thanks to reinforced metal beam construction. The fully finished basement offers expansive living space with storage and utility areas. Flooring throughout the home includes carpet and vinyl, with laminate countertops in the kitchen and bathrooms. Exterior features include a metal roof, vinyl siding, and a wood foundation. The fully fenced backyard is an outdoor retreat, with RV gates, a 10x20 walk-out deck, hot tub, fish pond, raised garden beds, fruit trees, flower beds, and patio seating area. The property is also plumbed for underground sprinklers and includes a wide front entry step, paving stone walkways, and three gated access points. This home offers exceptional build quality, modern systems, and outdoor space tailored

for both functionality and relaxation—perfect for families seeking long-term comfort and value. Property has a tax rebate of \$795.44 reducing the 2024 tax levy to \$8147.81. Contact your local Realtor for more information and to book a showing today!. Showings will require 48 hour notice with a pre-approval.