



**#3 1 Street E
Oyen, Alberta**

MLS # A2287458



\$30,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 896 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad, Paved | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Aluminum Siding , Metal Frame | Zoning: | - |
| Foundation: | - | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features: | - | | |

Inclusions: All Furniture

Affordable living opportunity in Oyen! This 896 sq. ft. single-wide mobile home offers 2 bedrooms and 1 full bathroom on a leased lot. Built in 1976, the home features durable metal siding and a metal roof for low-maintenance ownership. Inside, you'll find a bright living room with new vinyl-frame windows, a functional kitchen with shared dining area, and a comfortable, practical layout. Recent updates also include a new front door and a new 50-gallon hot water tank. The property comes fully furnished, making it truly move-in ready. Lot fees are \$400 per month and include water, sewer, and garbage pickup. An added bonus: the mobile home can be moved if desired, offering flexibility for future plans. An affordable and practical option with immediate possession available!