



GRASSROOTS
REALTY GROUP

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306 2 Avenue E
Oyen, Alberta

MLS # A2194081



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,940 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Garage Dr		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Private, Rectangular Lot, Treed, Undergrou		

Heating:	Forced Air, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Shed		

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.

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