

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

MLS® #A2194081

**\$610,000**

5 Bedroom, 3.00 Bathroom, 1,940 sqft  
Residential on 0.30 Acres

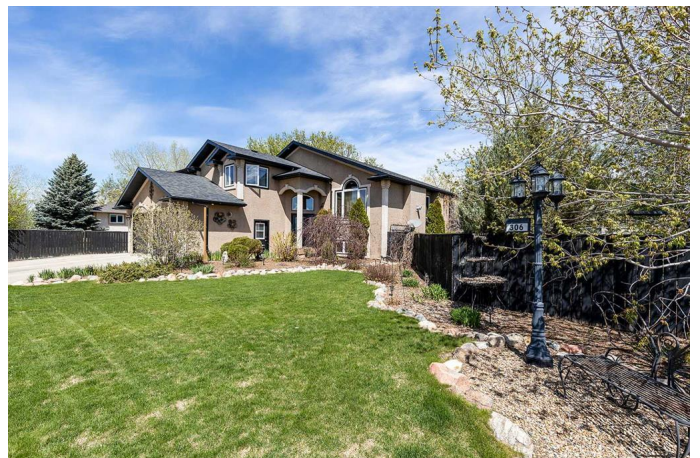
NONE, Oyen, Alberta

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. Take advantage of the Municipal Tax rebate offered for 2024 of \$1813.55 which reduces the current tax bill to \$5926.04!

Built in 2004

**Essential Information**

MLS® #	A2194081
Price	\$610,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.30
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	306 2 Avenue E
Subdivision	NONE
City	Oyen
County	Special Area 3

Province	Alberta
Postal Code	T0J2J0

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Bar, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s), Jetted Tub
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, RV Hookup
Lot Description	Back Lane, Landscaped, Private, Rectangular Lot, Treed, Underground Sprinklers, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	February 11th, 2025
Days on Market	67
Zoning	Residential

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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