

# \$774,900 - 5, 4322 Twp Rd 275, Oyen

MLS® #A2214890

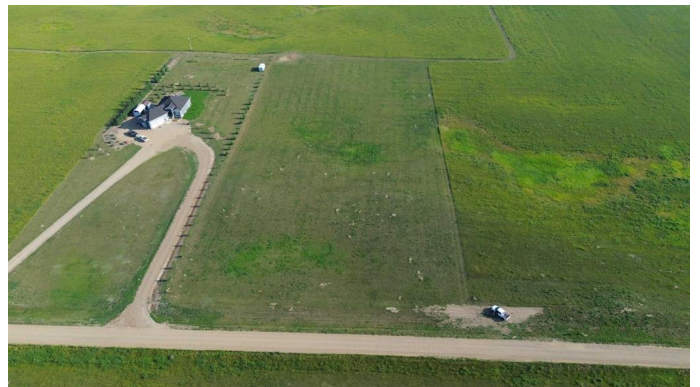
## \$774,900

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Residential on 5.00 Acres

NONE, Oyen, Alberta

Welcome to the Settlement in Oyen, Alberta. You can have a 4 bed 3 bath home with everything on ONE LEVEL on this fantastic 5 acres minutes from town. Phase #1 of the subdivision features 10 lots ranging from 3-10 acres. The lots are serviced to the lot line with power, gas and water. Being zoned Rural Small Holdings (RSH) allows for numerous on-site business opportunities in oil & gas, farming and construction. Green Castle Environmental is offering our full array of housing options. All builds have advanced insulation and vapor barrier systems with HEPA HRV air filtration, 95% efficient hot water on demand and In-floor heating. They also have triple pane windows, and extreme weather resistant exteriors. The homes also feature Luxury Vinyl Tile Flooring, ensuite bathroom and walk-in closet in the primary bedroom. The spacious kitchen has a secret just off to one side- Is it going to be a spice kitchen or a canning room? you decide. The main living area is open concept and all homes come with Fridge, Stove, Dishwasher, Washer and Dryer. Do you have an idea of what you want in an acreage? Each lot has multiple options for shops and out buildings which can be built at the same time as your new home. Oyen is a thriving farming community located in south eastern Alberta. The town features many amazing amenities including: K-12 Schools, Hospital with Emergency Department, Swimming Pool with Water-slide, Hockey Rink, Curling Rink, Six Ball Diamonds,



Full Service Camping, 9 Hole Golf Course,  
Crossroads Rec Centre (Riding Arena),  
Grocery Stores, Pharmacy, Numerous  
Restaurants, Airport, Assisted Senior Living  
and Family Doctors

Built in 2025

**Essential Information**

MLS® #	A2214890
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,240
Acres	5.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	5, 4322 Twp Rd 275
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J 2J0

**Amenities**

Parking	Parking Pad, Gravel Driveway
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**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Natural Gas

Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	None
Lot Description	Level, Pasture, Native Plants
Roof	Metal
Construction	Composite Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	RMU

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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