

# \$225,000 - 110 4 Avenue E, Oyen

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MLS® #A2240956

**\$225,000**

4 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.14 Acres

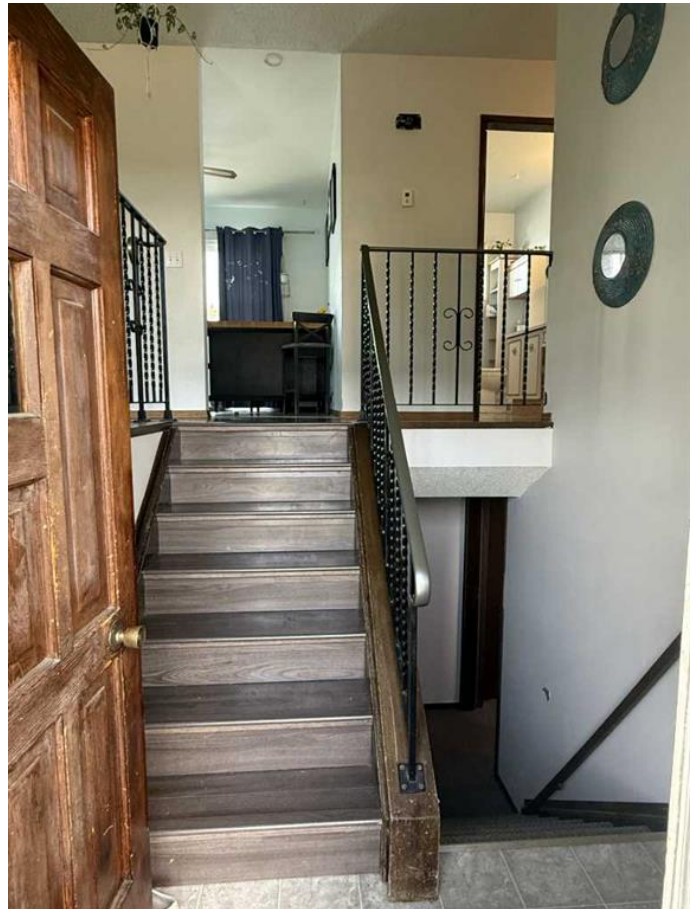
NONE, Oyen, Alberta

This well-maintained 4-bedroom, 2-bathroom bi-level home is full of natural light thanks to its above-ground windows on both levels. With numerous updates over the past five years—including windows, flooring, paint, appliances, furnace, and hot water tank—this home is truly move-in ready. Enjoy the outdoors on the back deck overlooking the spacious yard, or take advantage of the double detached garage for all your storage and parking needs. Most of the furniture currently in the home is included, offering incredible value and convenience. Currently being used as a rental property, this is a great opportunity for investors—keep the reliable tenants in place and start generating income right away. Alternatively, notice could be given to the tenants, allowing you to move in and make it your own home. Located directly across the street from the school, this is an ideal property for families or investors alike. With only two owners since it was built, this home has been lovingly cared for and it shows. Don't miss your opportunity to own a bright, updated home in a prime location!

Built in 1973

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2240956  |
| Price    | \$225,000 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 846         |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 110 4 Avenue E |
| Subdivision | NONE           |
| City        | Oyen           |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J 2J0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Vinyl Windows                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 17th, 2025

Days on Market                18

Zoning                             Residential

**Listing Details**

Listing Office                   eXp Realty



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