

# \$410,000 - 307 5 Avenue, Oyen

MLS® #A2244671

**\$410,000**

6 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 0.92 Acres

NONE, Oyen, Alberta

Discover the perfect blend of natural charm and modern upgrades in this beautifully renovated 6-bedroom, 2-bath cedar log home, ideally situated on a large spacious 0.92-acre lot in Oyen, AB. The largest residential lot in town! Offering approximately 1,500 sq. ft. of living space and located directly across from the hospital, this home is within walking distance to both elementary schools and playgrounds, making it ideal for families. Step inside to find high beamed ceilings, updated lighting, and new flooring throughout. The kitchen has been tastefully renovated with stainless steel appliances and modern finishes, while the open concept layout flows seamlessly into the cozy main level living area, complete with a tile-front electric fireplace with built in storage.

The fully finished basement features a brick-front wood burning fireplace with gas starter, basement laundry with wood shelving, ideal for family living and private entry access to the basement. One of the bathrooms is currently under renovation, offering an additional finished 3 piece basement bath. Recent upgrades include a new metal roof, resurfaced exterior, vinyl windows (with all north-facing windows replaced), a new front door with doggy door access, and modern lighting throughout. The heated, insulated double attached garage has a new door and opener, plus access to the side-entry mudroom. The fully fenced front yard, paved driveway with RV parking, and large



south-facing backyard with patio, BBQ gas hookup, and no rear neighbors make outdoor living a breeze. Additional features include central air, two forced-air furnaces, emergency generator setup, double roof insulation, and basement exterior access. A fantastic family home with room to grow. Donâ€™t miss this rare find! Contact your local Realtor to book a showing today!

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244671    |
| Price          | \$410,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 0.92        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 307 5 Avenue   |
| Subdivision | NONE           |
| City        | Oyen           |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J2J0         |

**Amenities**

|                |                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Fiber Optics Available, Water Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected |
| Parking Spaces | 7                                                                                                                                                                                                        |

|              |                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, On Street, RV Access/Parking, Side By Side |
| # of Garages | 2                                                                                                                                                                            |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Suspended Ceiling |
| Appliances        | Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer                                                                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                                         |
| Fireplaces        | Brick Facing, Electric, Family Room, Living Room, Mantle, Tile, Wood Burning, Circulating, Gas Starter                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                                            |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Other, Private Entrance, Rain Gutters, Storage                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Street Lighting, Cleared |
| Roof              | Metal                                                                                                             |
| Construction      | Cedar, Wood Frame, Log                                                                                            |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 73              |
| Zoning         | R-1             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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