

# \$325,000 - 3 Byler Place, Oyen

MLS® #A2140595

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,319 sqft  
Residential on 0.20 Acres

NONE, Oyen, Alberta

Take advantage of the opportunity to own this beautiful home, along with the Seller's incentive of living property tax free until July 2025! Situated on 1.5 lots in a quiet cul de sac, in Oyen, AB, is this 1319 square foot property built in 2011 by Warman Homes. Featuring 4 beds, 3 baths and an open concept layout. Enter through a side porch with an attached 2 piece bath and laundry or the back entry opening to the kitchen. Kitchen includes maple cabinets, island with seating, and set up to have view of the main level. Dining area faces a west facing deck that extends through patio door to the front of the property. Living room has large west facing window, vaulted ceiling, and a pony wall to have view to the dining area. Primary bedroom is located at the end of the hall with a 3 piece ensuite and a walk in closet. Main level has a large 4 piece bath and two mirror bedrooms with large closets and unique corner nooks. Basement is full and partially finished with a roughed in bathroom and opens into a large family room. Utility room holds a large hot water tank, central vacuum with attachments, air filtration system, forced air furnace, and all water shut off valves. Large office space and storage room with shelving are located adjacent to utility room. An additional bedroom with under stair closet space can be found at the opposite end of the basement. A large driveway pulls up to an oversized double car garage. Garage has space for three vehicles with two bay doors with garage door openers. Garage is fully



insulated and heated. Lot gradually slopes down into a small garden space. Property qualifies for a Municipal Tax Rebate of \$414.97 reducing the 2024 Tax Levy to \$4997.20. Take the chance to enjoy your new home, property tax free, until July 2025!

Built in 2011

### Essential Information

MLS® #	A2140595
Price	\$325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.20
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3 Byler Place
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

### Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, Natural Gas Available, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, RV Access/Parking

# of Garages 3

### Interior

Interior Features Bathroom Rough-in, Central Vacuum, Vinyl Windows, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Garden, Lighting, Other, Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Lawn, Paved, Sloped Down

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame

Foundation Poured Concrete, ICF Block

### Additional Information

Date Listed June 12th, 2024

Days on Market 331

Zoning R-2

### Listing Details

Listing Office Big Sky Real Estate Ltd.

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