

# \$340,000 - 7 Byler Place, Oyen

MLS® #A2211632

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,174 sqft  
Residential on 0.15 Acres

NONE, Oyen, Alberta

Welcome to this well-maintained 1,174 sq ft bungalow nestled in a quiet, family-friendly cul-de-sac in Oyen, AB. Situated on an irregular-sized lot with no rear neighbours, this home offers peace, privacy, and space to grow.

Step inside to a small, functional mudroom entry, with a shoe cubby, that leads into a warm, open-concept main living area featuring hardwood flooring, a natural gas fireplace, and a large south-facing window that floods the space with natural light. The functional kitchen is designed for everyday living and entertaining, offering a large pantry, sunshine ceiling, center island with sink and electrical outlet, and an adjoining dining area with patio doors to the rear deck – perfect for summer barbecues and enjoying open views.

The home boasts 2 spacious bedrooms and 2 full bathrooms, with one located in the primary suite with a 3-piece ensuite. Convenience is key with main floor laundry and plenty of storage options throughout.

Downstairs, the partially finished basement features in-floor heat, a large storage room with workbench and pegboard, under-stair storage, and an unfinished utility room with potential to be developed into an additional bedroom or storage area.

Outside, you'll find a double attached garage with automatic door openers and side door entry, new asphalt shingles, stucco siding, vinyl windows, and underground sprinklers to keep the yard looking its best.



The rear deck offers an open view and serene space to relax, while the 8' x 10' garden shed provides added storage. A true gem in a desirable location don't miss your chance to view this versatile and move-in ready home! Contact your local Realtor to book a showing today!

Built in 1997

### Essential Information

MLS® #	A2211632
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	7 Byler Place
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J2J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Satellite Internet Available, Sewer Connected, Water Connected, Cable Available, High Speed Internet Available, Phone Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Paved, Side By Side

# of Garages 2

## Interior

Interior Features Closet Organizers, Kitchen Is  
No Smoking Home, Pantry, S

Appliances Dishwasher, Dryer, Freezer,  
Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Partially Finished



## Exterior

Exterior Features Misting System, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, City Lot,  
Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, No  
Neighbours Behind, Street Lighting, Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 14th, 2025

Days on Market 7

Zoning R-2

## Listing Details

Listing Office Big Sky Real Estate Ltd.

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