

\$299,900 - 8501 Highway 570, Oyen

MLS® #A2176986

\$299,900

2 Bedroom, 2.00 Bathroom, 1,344 sqft
Residential on 2.67 Acres

NONE, Oyen, Alberta

Escape to tranquility in this charming 2-bedroom, 2-bathroom bungalow, nestled on just under 3 acres of peaceful, private acreage. Designed for easy, main-floor living with no stairs, this 1,344 sq ft home provides the perfect retreat from the hustle and bustle of city life. As you pull up, a serene pond and lovely garden greet you, surrounded by mature trees and bushes that create a cozy, secluded atmosphere with no neighbours nearby. The property includes an attached double car garage (26x28) and an additional detached double garage/shop with a chicken coop—both heated and powered for added convenience. Two 500-gallon fuel tanks for gas and diesel offer practicality for rural living. Inside, enjoy the warmth of a gas fireplace, along with a reverse osmosis and water softener system, sourced from a dependable 165m well. Located on a well-maintained highway with pavement right to your door, this home provides all the benefits of countryside living with modern comfort and convenience at your fingertips.

Built in 1995

Essential Information

MLS® #	A2176986
Price	\$299,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,344
Acres	2.67
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	8501 Highway 570
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Double Garage Detached, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s), Lawn, Many Trees, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 1st, 2024
Days on Market	154
Zoning	AG

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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