

# \$330,000 - 7 Byler Place, Oyen

MLS® #A2211632

**\$330,000**

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 8â€™™ x 10â€™™ garden shed provides added storage. A true gem in a desirable location â€” donâ€™™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          | \$330,000         |
| 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      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected |
| 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 72  
Zoning R-2

## Listing Details

Listing Office Big Sky Real Estate Ltd.

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