

\$774,900 - 5, 4322 Twp Rd 275, Oyen

MLS® #A2214890

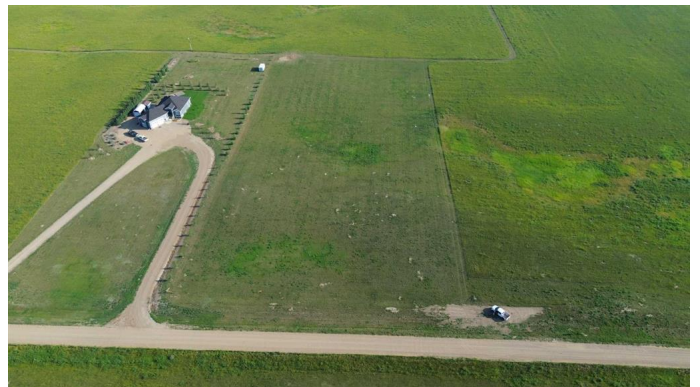
\$774,900

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Residential on 5.00 Acres

NONE, Oyen, Alberta

Welcome to the Settlement in Oyen, Alberta. You can have a 4 bed 3 bath home with everything on ONE LEVEL on this fantastic 5 acres minutes from town. Phase #1 of the subdivision features 10 lots ranging from 3-10 acres. The lots are serviced to the lot line with power, gas and water. Being zoned Rural Small Holdings (RSH) allows for numerous on-site business opportunities in oil & gas, farming and construction. Green Castle Environmental is offering our full array of housing options. All builds have advanced insulation and vapor barrier systems with HEPA HRV air filtration, 95% efficient hot water on demand and In-floor heating. They also have triple pane windows, and extreme weather resistant exteriors. The homes also feature Luxury Vinyl Tile Flooring, ensuite bathroom and walk-in closet in the primary bedroom. The spacious kitchen has a secret just off to one side- Is it going to be a spice kitchen or a canning room? you decide. The main living area is open concept and all homes come with Fridge, Stove, Dishwasher, Washer and Dryer. Do you have an idea of what you want in an acreage? Each lot has multiple options for shops and out buildings which can be built at the same time as your new home. Oyen is a thriving farming community located in south eastern Alberta. The town features many amazing amenities including: K-12 Schools, Hospital with Emergency Department, Swimming Pool with Water-slide, Hockey Rink, Curling Rink, Six Ball Diamonds,



Full Service Camping, 9 Hole Golf Course,
Crossroads Rec Centre (Riding Arena),
Grocery Stores, Pharmacy, Numerous
Restaurants, Airport, Assisted Senior Living
and Family Doctors

Built in 2025

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2214890 |
| Price | \$774,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,240 |
| Acres | 5.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 5, 4322 Twp Rd 275 |
| Subdivision | NONE |
| City | Oyen |
| County | Special Area 3 |
| Province | Alberta |
| Postal Code | T0J 2J0 |

Amenities

| | |
|---------|------------------------------|
| Parking | Parking Pad, Gravel Driveway |
|---------|------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | High Efficiency, Natural Gas |

| | |
|--------------|-------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | None, Crawl Space |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | None |
| Lot Description | Level, Pasture, Native Plants |
| Roof | Metal |
| Construction | Composite Siding, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 1 |
| Zoning | RMU |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.