



GRASSROOTS
REALTY GROUP

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160 Acres South of Oyen, AB
Rural Special Areas No. 3, Alberta

MLS # A2333467



\$725,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic System
Roof:	-	Near Town:	-
Basement:	-	LLD:	27-23-6-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain, Hay

****Escape to the Country – Peace, Privacy & Room to Grow**** Experience country living at its finest with this spacious ****1,740 sq. ft. family home**** situated on ****130 acres of farmland****, plus approximately ****30 acres of established farmyard****. Located just south of ****Oyen, Alberta****, and close to the scenic ****Red Deer River****, this exceptional property offers the perfect blend of comfort, functionality, and rural charm. The home features: * 5 spacious bedrooms * 4 bathrooms * Bright, open floor plan with high ceilings * Convenient main-floor laundry * Walkout basement with excellent potential * Cozy wood-burning stove * Central air conditioning for year-round comfort * Finished basement Outside, you'll find everything needed for country living: * 30' x 32' shop-style garage * Chicken coop * Plenty of space for livestock, gardening, or hobby farming * 130 acres of productive farmland, plus a 30-acre farmyard Whether you're looking to farm, raise a family, enjoy recreational opportunities, or simply embrace the peace and quiet of rural Alberta, this property offers endless possibilities in a beautiful setting near the Red Deer River. Don't miss this rare opportunity to own a stunning country property that combines modern comforts with the freedom of rural living.