

\$385,000 - 113 Old Boomer Road, Sylvan Lake

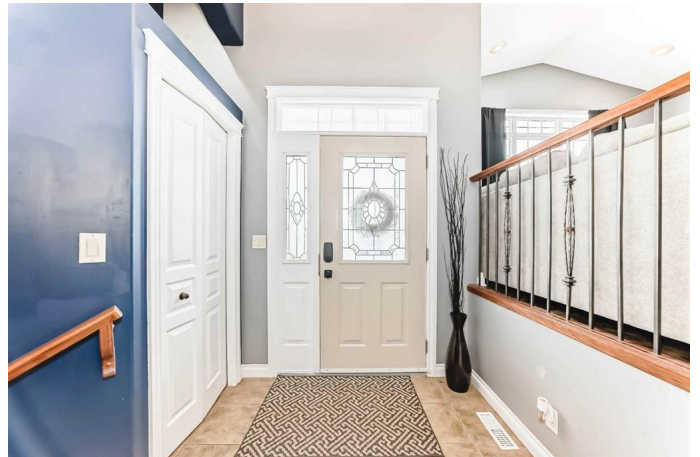
MLS® #A2200040

\$385,000

4 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.10 Acres

Lakeway Landing, Sylvan Lake, Alberta

EASY TO VIEW! Welcome to this fully finished bi-level home located in the Fox Run neighbourhood! This home offers a bright, open-concept design, large entry way, a dropped living room and vaulted ceilings, creating an open and airy feel throughout the main floor. The kitchen features plenty of cabinets, a convenient raised eating bar and a pantry, making it ideal for meal prep, entertaining, and storage. The main floor has two generously sized bedrooms, including the master suite, which offers a private 3-piece ensuite and dual closets. A 4-piece bathroom completes the main level, adding convenience for both residents and guests. Downstairs, the home expands further with two additional bedrooms, a large family room, 4-piece bathroom and a dedicated laundry room. There are numerous storage closets providing additional space for all your organizational needs. This home is low maintenance, featuring no carpets, making cleaning and upkeep a breeze! Step outside and you'll find a spacious deck off the kitchen with complementary bbq and underneath storage. The fully fenced yard offers privacy and security, and there's a storage shed for even more space. The gravel, 2-car parking pad off the back alley provides convenient off-street parking. Location is key, and this home is ideally situated within walking distance to schools, making it a perfect choice for families. Don't miss out on this fantastic opportunity to own a well-maintained home in the



desirable Fox Run community.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200040 |
| Price | \$385,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,074 |
| Acres | 0.10 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 113 Old Boomer Road |
| Subdivision | Lakeway Landing |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 2J1 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Barbecue |
| Lot Description | Back Lane, Front Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 46 |
| Zoning | R5 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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