

**6 Old Boomer Road  
Sylvan Lake, Alberta**

**MLS # A2238741**



**\$534,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

6 Old Boomer Road is a beautifully maintained 1337 square foot bungalow featuring vaulted ceilings and an open, welcoming layout. The 2019 custom kitchen is \*chef's kiss\* with quartz countertops, stainless steel appliances, under-cabinet lighting, built-in dining room storage, and a spacious pantry. 6 bedrooms, 3 bathrooms, the new kitchen, a great sized yard, and gorgeous covered deck! If your family needs space, this is the home for you. You'll be more than comfortable here with air conditioning, in-floor heating in the basement and slab heating in the oversized attached garage! Fully fenced yard with 2 gas lines - for a patio BBQ and firepit. Room for RV parking as well. This home offers vinyl flooring throughout with tile kitchen and minimal carpet. A spacious primary bedroom features a 3-piece ensuite with walk-in shower, and a large walk-in closet. Additional bedrooms are well-sized. Downstairs, you'll find in-floor heating, a large recreation space, carpeted stairs for traction, and a good-sized storage area under the stairs and second laundry hookups here! How convenient! The large 3-piece bathroom needs minor ceiling work completed but is otherwise ready to go for the new owner. The garage is slab heated and finished, furnace and roof are approximately 8 years old, and hot water tank was replaced in 2018, so all the heavy lifting is done for you... This home is ideal for buyers seeking a solid home for a large family, a manageable but decked out yard, and excellent functionality in a mature neighbourhood close to Sylvan Lake amenities.