49 Old Boomer Road
Sylvan Lake, Alberta

MLS # A2239221

$337,500

Division:	Fox Run		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,132 sq.ft.	**Age:**	2000 (25 yrs old)
Beds:	5	**Baths:**	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry		

Inclusions: Refrigerator, stove, dishwasher, range hood, washer/dryer, window coverings

Check out this great opportunity to own a five-bedroom, 2 bath bi-level with a detached garage. This home offers plenty of space inside and out. The main floor features three bedrooms, a large living room with sliding glass doors to the west-facing deck with a recently added gas line—perfect for evening BBQs. Also on the main floor is a spacious kitchen, dining area and the convenience of main floor laundry. A 4pc. bathroom completes the main floor space. The fully developed basement includes a large rec room, two additional bedrooms, a 3-piece bathroom with a new vanity(2025), and a den that could easily function as a home office. Recent upgrades include new shingles on the house in 2023, a tile backsplash in the kitchen(2025), new vinyl flooring in the kitchen, dining, laundry room, and main bath(2025), updated water shut-offs on all taps(2025), a new kitchen faucet, and a new sump pump(2025). The fully fenced backyard adds additional space to enjoy this affordable home.