

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

MLS # A2200040



\$385,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating: In Floor, Forced Air, Natural Gas

Floors: Concrete, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Bbq

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.