

\$439,900 - 118 Old Boomer Road, Sylvan Lake

MLS® #A2090744

\$439,900

4 Bedroom, 3.00 Bathroom, 1,142 sqft
Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

Get ready to be captivated by this outstanding bilevel home in the much-loved Fox Run neighbourhood of Sylvan Lake, Alberta. It's not just a house—it's a lifestyle! Modernized and maintained to perfection, it's waiting for you to step in and start your new chapter.

This fantastic home features 4 large, inviting bedrooms and 3 full bathrooms, perfect for families of all sizes. The master suite is a haven of relaxation with plenty of room to unwind including a 3 pc ensuite and walk in closet. The other bedrooms are equally spacious, catering to family or guests with ease.

Step into the warm living area that effortlessly blends modern updates with timeless elegance. This leads into a well-equipped kitchen, showcasing quality appliances and abundant storage—everything you need to whip up a culinary masterpiece! Enjoy the west facing Deck, there is a natural gas line hook up so you never have to worry about filling the propane bottle again.

But the excitement doesn't stop there. The walkout basement is a game-changer, opening up to a lovely landscaped and well maintained backyard. This extra space is a blank canvas for your imagination—games room, home theatre, personal gym—you name it! Spend the chilly winters around the beautifully situated Wood burning stove.

Vehicle owners or hobby enthusiasts will appreciate the attached garage. Beyond just vehicle storage, it's a potential workshop or



additional storage space. To heat the garage is a simple install as there is a gas line already in place.

The location couldn't be more convenient, situated close to schools, parks, and shopping canters. Sylvan Lake is known for its community spirit and outdoor activities, making it an ideal place to live, whether you're raising a family or looking forward to a peaceful retirement. Seller will remove Chair Lift at Buyers request

Built in 2004

Essential Information

MLS® #	A2090744
Price	\$439,900
Sold Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,142
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	118 Old Boomer Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2J1

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Driveway
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Interior

Interior Features	Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows
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Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer
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Heating	Forced Air, Natural Gas, Wood Stove
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Basement, Tile, Wood Burning Stove
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Has Basement	Yes
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Basement	Finished, Walk-Out
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Exterior

Exterior Features	Garden, Lighting, Other, Private Yard
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Lot Description	City Lot, Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Private
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Roof	Asphalt Shingle
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Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 1st, 2023
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Date Sold	November 16th, 2023
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Days on Market	15
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Zoning	R1A
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HOA Fees	0.00
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Listing Details

Listing Office	Real Broker
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