

\$339,900 - 106 Old Boomer Road, Sylvan Lake

MLS® #A2102682

\$339,900

4 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.13 Acres

Fox Run, Sylvan Lake, Alberta

FULLY FINISHED 4 BED, 3 BATH BI-LEVEL
~ ILLEGAL SUITE WITH SEPARATE
ENTRANCE ~ LARGE WEST FACING
BACKYARD WITH TONS OF PARKING AND
ROOM FOR YOUR RV OR TOYS ~ Mature
trees in the large front yard offer curb appeal ~
Tiled front porch with high ceilings welcomes
you and offers separate access to the main
and lower levels ~ The living room features a
large east facing window that overlooks the
front yard ~ Easily host a large family
gathering in the spacious dining room ~ The
kitchen offers a functional layout with plenty of
light stained wood cabinets, ample counter
space including an island, full tile backsplash,
window above the sink overlooking the
backyard, a walk in pantry and garden door
access to the large deck with enclosed storage
below and views to the west ~ The primary
bedroom can easily accommodate a king size
bed plus multiple pieces of furniture, has a
large closet with built in organizers and a 3
piece ensuite with a tiled shower surround ~
Additional main floor bedroom is a generous
size and is conveniently located across from
the 4 piece main bathroom ~ Laundry is
located in the separate utility room and has
two stackable washer and dryers plus storage
below the foyer ~ The basement features high
ceilings, large above grade windows,
operational in floor heating and would make an
excellent Air BnB, roommate set up,
multigenerational family living, or space for
guests or teens ~ The large living room opens



to an eat in kitchen with dark cabinets, ample counter space, full tile backsplash and plenty of space for a dining table and chairs ~ Two spacious bedrooms can easily accommodate king beds plus furniture share a 4 piece bathroom ~ The large west facing backyard gets tons of sun and beautiful sunsets, has enclosed storage below the deck, tons of yard space and a huge rear parking pad with room for multiple vehicles, RV and toys ~ Located close to multiple schools, playgrounds, walking trails, dog park, shopping and the highway with easy access to the beach/Lakeshore Drive with year round activities, restaurants and shopping.

Built in 2002

Essential Information

MLS® #	A2102682
Price	\$339,900
Sold Price	\$332,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,097
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	106 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Off Street, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	February 9th, 2024
Days on Market	21
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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