

\$289,900 - 125 Old Boomer Road, Sylvan Lake

MLS® #A2103834

\$289,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.09 Acres

Lakeway Landing, Sylvan Lake, Alberta

Opportunity knocks with this charming home located in the highly desirable Lakeway Landing neighborhood! Situated in an ideal location close to schools, parks, shopping, and more, this property offers convenience and a great lifestyle. As you approach the house, you are greeted by a south-facing front veranda, creating a warm and inviting entrance. Step inside, and you'll find a spacious front entry with tiled flooring and an oversized closet, providing ample storage space for your belongings. The main floor boasts an open concept design, featuring a soaring vaulted ceiling, oversized windows, and stylish laminate flooring. The living and dining areas flow seamlessly together, making it effortless to entertain guests and create memorable experiences. The kitchen is a chef's dream, with rich stained oak cabinets, an eating bar, tile backsplash, black appliances, and a convenient corner pantry. Prepare meals and create culinary masterpieces in this well-appointed space. The primary bedroom is a true retreat, offering his and her closet space and access to the 4-piece main floor bathroom. A generously sized second bedroom completes the main level, providing additional flexibility and space. Heading downstairs, you'll find a laundry area for your convenience. The basement features a massive family room, perfect for entertaining guests or relaxing with loved ones. The roughed-in bar adds potential for creating a fantastic entertainment space. Additionally,



there is a large bedroom, a den, and a 4-piece bathroom on this level, ensuring comfort and privacy for all. Outside, the east-facing yard is landscaped, fully fenced, and includes a covered deck, providing a great space for outdoor activities and enjoyment. There is also plenty of room for a future garage, adding even more value to this already fantastic property.

Built in 2004

Essential Information

MLS® #	A2103834
Price	\$289,900
Sold Price	\$301,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	125 Old Boomer Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J1

Amenities

Parking	Off Street, RV Access/Parking, See Remarks
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Pantry, Recessed Lighting, See
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	Remarks, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 7th, 2024
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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