

\$419,900 - 101 Old Boomer Road, Sylvan Lake

MLS® #A2131181

\$419,900

4 Bedroom, 4.00 Bathroom, 1,555 sqft

Residential on 0.13 Acres

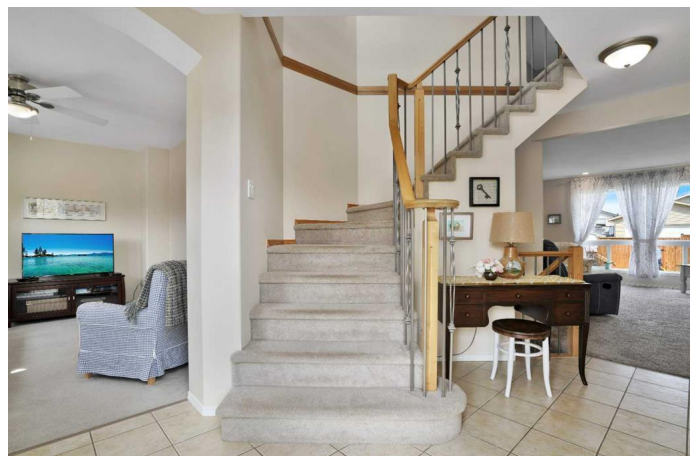
Fox Run, Sylvan Lake, Alberta

Ladies and gentlemen, step right up to this breathtaking abode nestled in the serene, picture-perfect Sylvan Lake, Alberta. Imagine this: a two-story home, not just any home, but a place where dreams dare to unfold. Four bedrooms, each a canvas for your deepest slumbers, and three bathrooms, including a luxurious 4-piece ensuite thatâ€™s just begging for bubble baths and candlelight.

Ah, but letâ€™s not forget the heart of the home â€“ a cozy, inviting living room graced with a gas fireplace. Picture this: flames flickering, a dance of light and warmth, as the Alberta winter whirls outside. Itâ€™s not just about staying warm; itâ€™s about feeling the embrace of a home that truly understands comfort.

Now, take a little walk with me, upstairs. Yes, up here, where all the magic of everyday life happens. The laundry room, conveniently located on the top floor, where 3 of the bedrooms are. Think about it â€“ no more lugging laundry up and down stairs. Itâ€™s all right here, where you need it. Practicality meets genius.

This house isn't just a place to lay your hat. Itâ€™s a stage for lifeâ€™s performances, big and small. A place where memories cling to the walls, and every corner offers a new story to tell. So, why just read about it? Come see it, feel it... believe it. This Sylvan Lake beauty is



waiting for someone like you to step into the spotlight. Will it be you?

Built in 2001

Essential Information

MLS® #	A2131181
Price	\$419,900
Sold Price	\$419,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,555
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	101 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	July 5th, 2024
Days on Market	50
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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