

\$470,000 - 142 Old Boomer Road, Sylvan Lake

MLS® #A2160074

\$470,000

3 Bedroom, 2.00 Bathroom, 1,210 sqft
Residential on 0.15 Acres

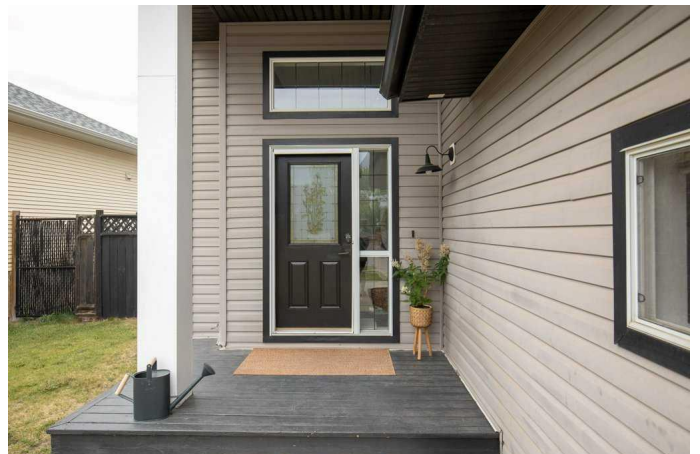
Fox Run, Sylvan Lake, Alberta

Welcome to this bright and meticulously maintained bi-level home that exudes warmth and comfort. As you step into the welcoming entrance, you'll immediately notice the thoughtful design and attention to detail throughout.

The heart of this home is the beautifully updated kitchen, featuring freshly painted cabinets, a convenient eat-up breakfast bar, sleek black appliances, a full pantry, and ample counter and cupboard space. The open-concept layout effortlessly connects the kitchen to the dining room and living room, where a cozy gas fireplace adds charm and creates an inviting atmosphere—perfect for both everyday living and entertaining.

The main floor includes a spacious second bedroom, a 4-piece bathroom, and additional storage with a linen and broom closet. The primary bedroom is privately situated above the garage, offering a peaceful retreat with a walk-in closet and a 4-piece ensuite.

The lower level of the home is equally impressive, with a bright and airy family room that benefits from large windows, allowing natural light to fill the space. This level also features a third bedroom, a roughed-in bathroom with a tub surround already installed, a laundry room, and abundant storage space, making it both functional and flexible for your needs.



Step outside to enjoy the West-facing backyard, which boasts a freshly stained deck, perfect for outdoor relaxation. The fully fenced yard provides privacy and security, with ample storage underneath the deck, a large shed, and convenient RV parking. The property also includes a new roof with a portion made of durable tin, and a heated and insulated double garage, ensuring comfort and efficiency year-round.

This home is truly move-in ready, offering a bright, clean, and welcoming environment. Don't miss the opportunity to make this fantastic bi-level your new home!

Built in 2006

Essential Information

MLS® #	A2160074
Price	\$470,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,210
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	142 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County

Province	Alberta
Postal Code	T4S 2M9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Closet Organizers, Central Vacuum, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	August 23rd, 2024
Date Sold	October 30th, 2024
Days on Market	68
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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