

\$319,900 - 49 Old Boomer Road, Sylvan Lake

MLS® #A2178767

\$319,900

5 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.08 Acres

Fox Run, Sylvan Lake, Alberta

Spacious 1/2 Duplex with Double Detached Garage & Great Potential!

This 1/2 duplex offers a double detached garage and a spacious layout with 3 bedrooms upstairs. The upstairs laundry adds convenience, with a west-facing balcony.

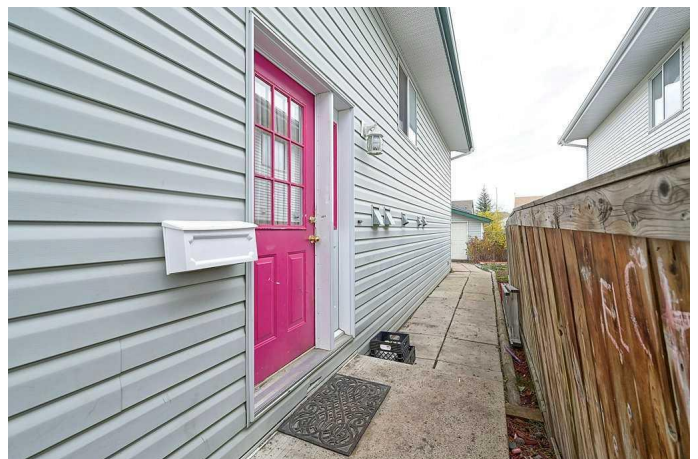
The lower level features 2 additional bedrooms, one currently used as a hair salon, providing a great opportunity for a home-based business. A rec room offers space for relaxation or entertainment, and a storage room ensures plenty of room for your belongings. The large basement windows bring in plenty of natural light, making the space feel bright and open.

While this home needs some TLC, it offers incredible potential to make it your own. The new roof (2 years old) is one less thing to worry about. With a little vision and some updates, this home could be a perfect fit for anyone looking for a project with great value!

Built in 2000

Essential Information

MLS® #	A2178767
Price	\$319,900
Sold Price	\$304,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	49 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z1

Amenities

Parking Spaces	1
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2024
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Date Sold	December 12th, 2024
Days on Market	30
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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