

\$534,900 - 6 Old Boomer Road, Sylvan Lake

MLS® #A2238741

\$534,900

6 Bedroom, 3.00 Bathroom, 1,337 sqft
Residential on 0.16 Acres

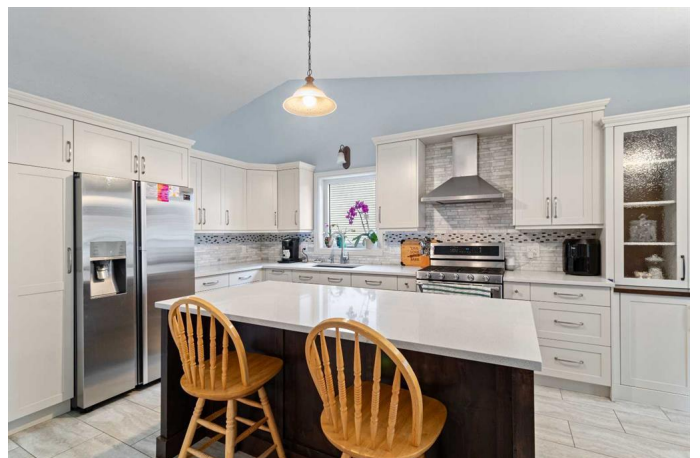
Fox Run, Sylvan Lake, Alberta

6 Old Boomer Road is a beautifully maintained 1337 square foot bungalow featuring vaulted ceilings and an open, welcoming layout. The 2019 custom kitchen is *chef's kiss* with quartz countertops, stainless steel appliances, under-cabinet lighting, built-in dining room storage, and a spacious pantry. 6 bedrooms, 3 bathrooms, the new kitchen, a great sized yard, and gorgeous covered deck! If your family needs space, this is the home for you. You'll be more than comfortable here with air conditioning, in-floor heating in the basement and slab heating in the oversized attached garage! Fully fenced yard with 2 gas lines - for a patio BBQ and firepit. Room for RV parking as well.

This home offers vinyl flooring throughout with tile kitchen and minimal carpet. A spacious primary bedroom features a 3-piece ensuite with walk-in shower, and a large walk-in closet. Additional bedrooms are well-sized

Downstairs, you'll find in-floor heating, a large recreation space, carpeted stairs for traction, and a good-sized storage area under the stairs and second laundry hookups here! How convenient! The large 3-piece bathroom needs minor ceiling work completed but is otherwise ready to go for the new owner.

The garage is slab heated and finished, furnace and roof are approximately 8 years old, and hot water tank was replaced in 2018,



so all the heavy lifting is done for you...

This home is ideal for buyers seeking a solid home for a large family, a manageable but decked out yard, and excellent functionality in a mature neighbourhood close to Sylvan Lake amenities.

Built in 1999

Essential Information

MLS® #	A2238741
Price	\$534,900
Sold Price	\$540,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,337
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Quartz Counters
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Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, Lawn, Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Date Sold	July 18th, 2025
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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